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## PART TWO: USE REGULATIONS

GENERAL PROVISIONS

## 2000 GENERAL INTENT OF THE USE REGULATIONS.

The provisions of Section 2000 through Section 2999, inclusive, shall be known as the San Diego County Use Regulations. The purpose of these provisions is to specify the range and combinations of uses necessary to meet requirements for residential and non-residential development within San Diego County as set forth in the policies and principles of the San Diego County General Plan.

## 2005 USE DESIGNATOR REQUIRED.

A Use Designator shall be required as a component of all zones within San Diego County. Said Use Designator, together with Animal Designator (if required) as specified in Section 3000 through Section 3999, inclusive; Development Designator as specified in Section 4000 through Section 4999, inclusive; and any applicable Special Area Designator as specified in Section 5000 through 5999, inclusive, shall describe a zone which prescribes regulations of land uses within San Diego County.

(Amended by Ord. No. 8166 (N.S.) adopted 10-21-92)

## 2010 BUILDING ENCLOSURE.

The uses classified within the use types listed for each Use Designator shall be conducted in the type of building enclosure as set forth in the Enclosure Regulations commencing at Section 6800.





RESIDENTIAL USE REGULATIONS

RS# SINGLE FAMILY RESIDENTIAL USE REGULATIONS  
 RD# DUPLEX/TWO FAMILY RESIDENTIAL USE REGULATIONS  
 RM# MULTI-FAMILY RESIDENTIAL USE REGULATIONS  
 RV# VARIABLE FAMILY RESIDENTIAL USE REGULATIONS  
 (# = Number which denotes approximate dwelling units per  
 acre.)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

2100 INTENT.

The provisions of Section 2100 through Section 2109, inclusive, shall be known as the RS Single Family Residential Use Regulations, the RD Duplex/ Two Family Residential Use Regulations, the RM Multi-Family Residential Use Regulations, or the RV Variable Family Residential Use Regulations, depending on the building type specified in the title. These Use Regulations are intended to create and enhance areas where family residential uses are the principal and dominant use and where certain civic uses are conditionally permitted when they serve the needs of residents. Typically, these Use Regulations would be applied to rural, suburban, and urban areas where adequate levels of public service are available and where there is a desire to create residential neighborhoods and to maintain such neighborhoods once developed. Application of the appropriate Use Regulations with appropriate development designators can create a traditional, exclusively single-family residential area, a duplex or two-family residential area, a multi-family residential area, or an area with a combination of single family, duplex, two-family or multi-family dwellings.

2102 PERMITTED USES.

The following use types are permitted by the RS, RD, RM, and RV Use Regulations:

a. Residential Use Types.

Family Residential

b. Civic Use Types.

Essential Services

Fire Protection Services (see Section 6905)

2102

c. Agricultural Use Types.

Horticulture: Cultivation  
Tree Crops  
Row and Field Crops

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)  
(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)  
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

2103 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the RS, RD, RM and RV Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Residential Use Types.

Mobilehome Residential "18"

b. Commercial Use Types.

Recycling Collection Facility, Small "2"

(Added by Ord. No. 5612 (N.S.) adopted 10-10-79)  
(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)  
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

2104 USES SUBJECT TO MINOR USE PERMIT.

The following use types are permitted by the RS, RD, RM, and RV Use Regulations, upon issuance of a Minor Use Permit.

a. Civic Use Types.

Minor Impact Utilities  
Small Schools

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)  
(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)

2105 USES SUBJECT TO MAJOR USE PERMIT.

The following use types are permitted by the RS, RD, RM, and RV Use Regulations, upon issuance of a Major Use Permit.

a. Civic Use Types.

Administrative Services  
Child Care Center



## Clinic Services

6-92

Community Recreation  
 Cultural Exhibits and Library Services  
 Group Care  
 Lodge, Fraternal and Civic Assembly  
 Major Impact Services and Utilities  
 Parking Services  
 Postal Services  
 Religious Assembly

b. Commercial Use Types.

Wholesaling, Storage and Distribution: Mini-Warehouses, RM  
 and RV only (See Section 6300)

c. Extractive Use Types.

Site Preparation

(Amended by Ord. No. 5612 (N.S.) adopted 10-10-79)  
 (Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)  
 (Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)  
 (Amended by Ord. No. 6984 (N.S.) adopted 7-03-85)

2106 USES SUBJECT TO MAJOR USE PERMIT IN CERTAIN PLANNED DEVELOPMENTS. The following use types are permitted by the RS, RD, RM, and RV Use Regulations if approved by a major use permit as part of a Planned Development which has the minimum site area required by Section 6610 and which is developed pursuant to the Planned Development Standards commencing at Section 6600.

a. Commercial Use Types.

Administrative and Professional Services  
 Agricultural and Horticultural Sales (all types)  
 Automotive and Equipment: Parking  
 Business Support Services  
 Convenience Sales and Personal Services  
 Eating and Drinking Establishments  
 Financial, Insurance and Real Estate Services  
 Food and Beverage Retail Sales  
 Medical Services  
 Participant Sports and Recreation (all types)  
 Personal Services, General  
 Retail Sales: General  
 Retail Sales: Specialty  
 Spectator Sports and Entertainment: Limited

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 5878 (N.S.) adopted 6-4-80)  
(Amended by Ord. No. 6187 (N.S.) adopted 11-18-81)  
(Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)

2140

RU#        URBAN RESIDENTIAL USE REGULATIONS

(# = Number which denotes approximate dwelling units per acre.)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

2140        INTENT.

The provisions of Section 2140 through Section 2149, inclusive, shall be known as the RU Urban Residential Use Regulations. The RU Use Regulations are intended to create and enhance areas where permanent family residential uses are permitted and institutional residential care uses are conditionally permitted and civic uses are permitted when they serve the needs of the residents. Typically, the RU Use Regulations would be applied to rural, suburban, or urban areas where adequate levels of public services are available. Various applications of the RU Use Regulations with appropriate development designators can create areas which have a single-family character or areas which, because of the scale of structures, are recognizable as high-density areas.

2142        PERMITTED USES.

The following use types are permitted by the RU Use Regulations:

a.    Residential Use Types.

Family Residential  
Group Residential

b.    Civic Use Types.

Essential Services  
Fire Protection Services (see Section 6905)

c.    Agricultural Use Types.

Horticulture:    Cultivation  
Tree Crops  
Row and Field Crops

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)

(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

# 2143 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the RU Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

## a. Residential Use Types.

Mobilehome Residential "18"

## b. Commercial Use Types.

Recycling Collection Facility, Small "2"

(Added by Ord. No. 5612 (N.S.) adopted 10-10-79)  
(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)  
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

# 2144 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the RU Use Regulations upon issuance of a Minor Use Permit.

## a. Civic Use Types.

Cultural Exhibits and Library Services  
Minor Impact Utilities  
Small Schools

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)  
(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)

# 2145 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the RU Use Regulations upon issuance of a Major Use Permit.

## a. Civic Use Types.

Administrative Services  
Ambulance Services (see Section 6900)  
Child Care Center  
Clinic Services  
Community Recreation  
Group Care  
Lodge, Fraternal and Civic Assembly  
Major Impact Services and Utilities  
Parking Services  
Postal Services  
Religious Assembly



2145

b. Extractive Use Types.

Site Preparation

(Amended by Ord. No. 5612 (N.S.) adopted 10-10-79)  
(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)  
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

2146            USES SUBJECT TO MAJOR USE PERMIT IN CERTAIN PLANNED DEVELOPMENTS. The following use types are permitted by the RU Use Regulations if approved by a major use permit as part of a Planned Development which has the minimum site area required by Section 6610 and which is developed pursuant to the Planned Development Standards commencing at Section 6600.

a. Commercial Use Types.

Administrative and Professional Services  
Agricultural and Horticultural Sales (all types)  
Automotive and Equipment: Parking  
Business Support Services  
Convenience Sales and Personal Services  
Eating and Drinking Establishments  
Financial, Insurance and Real Estate Services  
Food and Beverage Retail Sales  
Medical Services  
Participant Sports and Recreation (all types)  
Personal Services, General  
Retail Sales: General  
Retail Sales: Specialty  
Spectator Sports and Entertainment: Limited

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)  
(Amended by Ord. No. 6187 (N.S.) adopted 11-18-81)  
(Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)





# RMH#        MOBILEHOME RESIDENTIAL USE REGULATIONS

(# - Number which denotes approximate dwelling units per acre.)

(Added by Ord. No. 5612 (N.S.) adopted 10-10-79)

## 2160        INTENT.

The provisions of Sections 2160 through 2168, inclusive, shall be known as the RMH Mobilehome Residential Use Regulations. These regulations are intended to create and preserve areas for Mobilehome Residential uses; and to avoid the economic and social dislocations, and reduction of housing stock resulting from conversion of mobilehome parks to other uses. Typically, these Use Regulations would be applied to rural, suburban, and urban areas where adequate levels of public services are available and where it is appropriate to create a permanent mobilehome residential area and maintain such area once developed. Various applications of the RMH Use Regulations with appropriate development or special area designators can create a low density, rural mobilehome environment, a traditional urban mobilehome park, or mobilehome subdivisions.

(Added by Ord. No. 5612 (N.S.) adopted 10-10-79)

## 2162        PERMITTED USES.

The following use types are permitted by the RMH Use Regulations:

### a.    Civic Use Types.

Essential Services

Fire Protection Services (see Section 6905)

### b.    Agricultural Use Types.

Horticulture:    Cultivation

Tree Crops

Row and Field Crops

(Added by Ord. No. 5612 (N.S.) adopted 10-10-79)

(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)

(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

## 2163        PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the RMH Use Regulations

subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

2163

a. Residential Use Types.

Mobilehome Residential "18"

b. Commercial Use Types.

Recycling Collection Facility, Small "2"

(Added by Ord. No. 5612 (N.S.) adopted 10-10-79)  
(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)  
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

2164 SES SUBJECT TO MINOR USE PERMIT.

The following use types are permitted by the RMH Use Regulations upon issuance of a Minor Use Permit.

a. Civic Use Types.

Minor Impact Utilities  
Small Schools

(Added by Ord. No. 5612 (N.S.) adopted 10-10-79)  
(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)

2165 USES SUBJECT TO MAJOR USE PERMIT.

The following use types are permitted by the RMH Use Regulations, upon issuance of a Major Use Permit.

a. Civic Use Types.

Administrative Services  
Child Care Center  
Clinic Services  
Community Recreation  
Cultural Exhibits and Library Services  
Group Care  
Lodge, Fraternal and Civic Assembly  
Major Impact Services and Utilities  
Parking Services  
Postal Services  
Religious Assembly

b. Extractive Use Types.

Site Preparation

(Added by Ord. No. 5612 (N.S.) adopted 10-10-79)  
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

2166           USES SUBJECT TO MAJOR USE PERMIT IN CERTAIN PLANNED DEVELOPMENTS. The following use types are permitted by the RMH Use Regulations if approved by a major use permit as part of a Planned Development which has

the minimum site area required by Section 6610 and which is developed pursuant to the Planned Development Standards commencing at Section 6600.

a. Commercial Use Types.

Administrative and Professional Services  
 Agricultural and Horticultural Sales (all types)  
 Automotive and Equipment: Parking  
 Business Support Services  
 Convenience Sales and Personal Services  
 Eating and Drinking Establishments  
 Financial, Insurance and Real Estate Services  
 Food and Beverage Retail Sales  
 Medical Services  
 Participant Sports and Recreation (all types)  
 Personal Services, General  
 Retail Sales: General  
 Retail Sales: Specialty  
 Spectator Sports and Entertainment: Limited

(Amended by Ord. No. 5612 (N.S.) adopted 10-10-79)

(Amended by Ord. No. 5787 (N.S.) adopted 6-4-80)

(Amended by Ord. No. 6187 (N.S.) adopted 11-18-81)

(Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)

2168 SPECIAL PROVISIONS: RMH USE REGULATIONS.

The following are permitted by the RMH Use Regulations prior to establishment of mobilehome residential uses.

- a. A Major Use Permit may be granted to authorize, for a specified period of time, any use not involving a significant investment in buildings, structures or other improvements. Alternatively, a Major Use Permit may be granted for any use pursuant to a bonded agreement in an amount sufficient to ensure the removal of all buildings, structures, and other improvements within a specified time and/or under specified conditions when the decision-making body finds that such agreement will carry out the intent of this Ordinance and is enforceable by the County.
- b. An Administrative Permit may be granted by the Director to authorize alteration or expansion of existing structures, or erection of accessory structures, if such construction does not hinder the eventual development of the property for Mobilehome Residential uses.

(Added by Ord. No. 5612 (N.S.) adopted 10-10-79)  
(Amended by Ord. No. 8506 (N.S.) adopted 3-1-95)







## RR# RURAL RESIDENTIAL USE REGULATIONS

(# = Number which denotes approximate dwelling units per acre.)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

## 2180 INTENT.

The provisions of Section 2180 through 2189, inclusive, shall be known as the RR Rural Residential Use Regulations. The RR Use Regulations are intended to create and enhance residential areas where agricultural use compatible with a dominant, permanent residential use is desired. Typically, the RR Use Regulations would be applied to rural or semi-rural areas where urban levels of service are not available and where large lots are desired. Various applications of the RR Use Regulations with appropriate development designators can create buffers between residential and agricultural uses, family or small farm areas, or large lot rural residential developments.

## 2182 PERMITTED USES.

The following use types are permitted by the RR Use Regulations:

## a. Residential Use Types.

Family Residential

## b. Civic Use Types.

Essential Services

Fire Protection Services (see Section 6905)

## c. Agricultural Use Types.

Horticulture (all types)

Tree Crops

Row and Field Crops

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)

(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

## 2183 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the RR Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of

Section 2980 which applies.

a. Residential Use Types.

Mobilehome Residential "18"

2183

b. Commercial Use Types.

Recycling Collection Facility, Small "2"

(Amended by Ord. No. 5612 (N.S.) adopted 10-10-79)  
(Amended by Ord. No. 5652 (N.S.) adopted 11-21-79)  
(Amended by Ord. No. 6268 (N.S.) adopted 4-14-82)  
(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)  
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

2184 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the RR Use Regulations upon issuance of a Minor Use Permit.

a. Residential Use Types.

Farm Labor Camps (See Section 6906); except that a Minor Use Permit shall not be required for a Farm Labor Camp for which a Use Permit is prohibited under Section 17021.5 or Section 17021.6 of the California Health and Safety Code.

b. Civic Use Types.

Minor Impact Utilities  
Small Schools

c. Commercial Use Types.

Cottage Industries (see Section 6920)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)  
(Amended by Ord. No. 6268 (N.S.) adopted 4-14-82)  
(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)  
(Amended by Ord. No. 7790 (N.S.) adopted 8-01-90)  
(Amended by Ord. No. 8271 (N.S.) adopted 6-30-93)  
(Amended by Ord. No. 8698 (N.S.) adopted 7-17-96)

2185 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the RR Use Regulations upon issuance of a Major Use Permit.

a. Residential Use Types.

Group Residential

b. Civic Use Types.

Administrative Services

Ambulance Services  
Child Care Center  
Clinic Services  
Community Recreation  
Cultural Exhibits and Library Services

Group Care  
Law Enforcement Services  
Lodge, Fraternal and Civic Assembly  
Major Impact Services and Utilities  
Parking Services  
Postal Services  
Religious Assembly

- c. Commercial Use Types.
  - Participant Sports and Recreation: Outdoor
  - Transient Habitation: Campground (see Section 6450)
  - Transient Habitation: Resort (see Section 6400)
  - Wholesaling, Storage and Distribution: Mini-Warehouses (see Section 6300)
- d. Agricultural Use Types.
  - Packing and Processing: Limited
  - Packing and Processing: Winery
- e. Extractive Use Types.
  - Mining and Processing (see Section 6550)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)  
(Amended by Ord. No. 5612 (N.S.) adopted 10-10-79)  
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)  
(Amended by Ord. No. 6984 (N.S.) adopted 7-03-85)  
(Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)









## RRO RECREATION ORIENTED RESIDENTIAL USE REGULATIONS

## 2220 INTENT.

The provisions of Section 2220 through Section 2229, inclusive, shall be known as the RRO Recreation Oriented Residential Use Regulations. The RRO Use Regulations are intended to create and enhance areas where recreationally-oriented residential development is desired. Typically, the RRO Use Regulations would be applied to rural and suburban areas where outdoor recreational use is desired as an important supportive feature of residential development. Various applications of the RRO Use Regulations with appropriate development designators can create areas of exclusively single-family development surrounding a lake or golf course, or a mix of single and multi-family dwellings in association with equestrian, tennis, or other recreational facilities. Certain non-recreational commercial uses may be permitted within the zone as long as they support the dominant residential recreational character of the area.

## 2221 SITE PLAN REVIEW REQUIRED.

All development within the RRO Recreation Oriented Residential Use Regulations, except the construction of 4 or less single-family dwellings or 2 or less two-family dwellings, shall require site plan review in accordance with the Site Plan Review Procedure commencing at Section 7150 and the following guidelines.

- a. Content of the Site Plan. A site plan required by this section shall contain such maps, plans, drawings, and sketches as are necessary to show:
  1. The location, size, height, use, general exterior design, and entrances and exits of all proposed buildings and structures, and their relationship to existing buildings and structures located on the development site.
  2. The location, size and use of all existing and proposed recreation facilities.
  3. The internal circulation plan of the development site, including the location, size and capacity of all roads and driveways, parking areas, pedestrian walkways, and bicycle paths, and the relationship of this plan to the existing circulation pattern of the area surrounding the development site.
  4. The location, size and type of all existing vegetation

and all proposed landscaping.

b. Relationship to Subdivision Ordinance.

Any Tentative Map or Tentative Parcel Map which is required by the Subdivision Ordinance shall be used to the maximum extent possible in satisfying the requirements of subsection "a" of this section.

c. Standards and Criteria.

The following standards and criteria shall be followed by the Director in his review and evaluation of a site plan required by this section.

1. The placement and siting of the existing and proposed buildings, structures, and recreation facilities, with respect to their uses and activities, shall functionally relate to each other and mutually support a residential recreation character.
2. The internal circulation plan shall provide adequate and convenient access to all buildings, structures, and recreation facilities located on the development site and shall give priority to pedestrian walkways and bicycle paths.
3. The internal circulation plan shall conform to and, where possible, strengthen the existing circulation pattern of the area surrounding the development site.
4. The proposed landscaping should be compatible with existing landscaping and should take into consideration the appropriateness of selected plant materials to the area. Landscaping and planting should be used to the maximum extent practical to screen unsightly parking, storage and utility areas. Landscaping and plantings should not obstruct significant views, either when installed or when they reach mature growth.

2222 PERMITTED USES.

The following use types are permitted by the RRO Use Regulations:

a. Residential Use Types.

Family Residential

b. Civic Use Types.

Essential Services

Fire Protection Services (see Section 6905)

c. Agricultural Use Types.

Horticulture: Cultivation  
Tree Crops  
Row and Field Crops

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)  
(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)  
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

2223 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the RRO Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Residential Use Types.

Mobilehome Residential "18"

b. Commercial Use Types.

Recycling Collection Facility, Small "2"

(Added by Ord. No. 5612 (N.S.) adopted 10-10-79)  
(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)  
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

2224 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the RRO Use Regulations upon issuance of a Minor Use Permit.

a. Civic Use Types.

Minor Impact Utilities  
Small Schools

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)  
(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)

2225 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the RRO Use Regulations upon issuance of a Major Use Permit.

a. Residential Use Types.

Group Residential

b. Civic Use Types.

Administrative Services  
Ambulance Services  
Child Care Center

2225

Clinic Services  
Community Recreation  
Cultural Exhibits and Library Services  
Lodge, Fraternal and Civic Assembly  
Major Impact Services and Utilities  
Parking Services  
Postal Services  
Religious Assembly

c. Commercial Use Types.

Convenience Sales and Personal Services  
Eating and Drinking Establishments  
Food and Beverage Retail Sales  
Participant Sports and Recreation: Outdoor  
Transient Habitation: Campground (see Section 6450)  
Transient Habitation: Resort (see Section 6400)

d. Agricultural Use Types.

Packing and Processing: Limited  
Packing and Processing: Winery

e. Extractive Use Types.

Site Preparation

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)  
(Amended by Ord. No. 5612 (N.S.) adopted 10-10-79)  
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

2226        USES SUBJECT TO MAJOR USE PERMIT IN CERTAIN PLANNED DEVELOPMENTS. The following use types are permitted in the RRO Use Regulations if approved by a major use permit as part of a Planned Development which has the minimum site area required by Section 6610 and which is developed pursuant to the Planned Development Standards commencing at Section 6600.

a. Commercial Use Types.

Administrative and Professional Services  
Agricultural and Horticultural Sales (all types)  
Animal Sales and Services: Veterinary (Small Animals)  
Automotive and Equipment: Parking





Business Support Services  
Financial, Insurance and Real Estate Services  
Medical Services  
Participant Sports and Recreation: Indoor  
Personal Services, General  
Retail Sales: General  
Retail Sales: Specialty  
Spectator Sports and Entertainment: Limited

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)  
(Amended by Ord. No. 5787 (N.S.) adopted 6-4-80)  
(Amended by Ord. No. 6187 (N.S.) adopted 11-18-81)  
(Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)

2260

RC      RESIDENTIAL/COMMERCIAL USE REGULATIONS

2260      INTENT.

The provisions of Section 2260 through Section 2269, inclusive, shall be known as the RC Residential/Commercial Use Regulations. The RC Use Regulations are intended to create and enhance neighborhoods where a mixture of residential, professional, and convenience commercial uses is desired. Typically, the RC Use Regulations would be one in which a few specific types of convenience commercial services would be permitted in a residential area. Commercial uses would be subordinate to the dominant residential character of the area and would be designed principally with a pedestrian orientation. Various applications of the RC Use Regulations with appropriate development designators could create single-family areas where professional and commercial uses are conducted on the ground floor with residential units in upper stories, or area where commercial uses would be conducted in separate structures built at the same scale as adjacent residential structures.

2262      PERMITTED USES.

The following use types are permitted by the RC Use Regulations:

a.      Residential Use Types.

Family Residential  
Group Residential

b.      Civic Use Types.

Child Care Center  
Clinic Services  
Cultural Exhibits and Library Services  
Essential Services  
Fire Protection Services (see Section 6905)  
Group Care  
Lodge, Fraternal and Civic Assembly  
Religious Assembly  
Small Schools

c.      Agricultural Use Types.

Horticulture:    Cultivation  
Tree Crops  
Row and Field Crops

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)

(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

# 2263 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the RC Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

## a. Residential Use Types.

Mobilehome Residential "18"

## b. Commercial Use Types.

Administrative and Professional Services "4"

Financial, Insurance and Real Estate Services "11"

Medical Services "4"

Recycling Collection Facility, Small "2"

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 5612 (N.S.) adopted 10-10-79)

(Amended by Ord. No. 6268 (N.S.) adopted 4-14-82)

(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)

(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

# 2264 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the RC Use Regulations upon issuance of a Minor Use Permit.

## a. Civic Use Types.

Minor Impact Utilities

## b. Commercial Use Types.

Agricultural and Horticultural Sales (all types)

Animal Sales and Services: Grooming

Convenience Sales and Personal Services

Eating and Drinking Establishments

Food and Beverage Retail Sales

Retail Sales: General

Retail Sales: Specialty

Transient Habitation: Lodging



2264

c. Industrial Use Types.

Custom Manufacturing (see Section 6300)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 6187 (N.S.) adopted 11-18-81)

(Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)

2265 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the RC Use Regulations upon issuance of a Major Use Permit.

a. Civic Use Types.

Administrative Services

Ambulance Services

Community Recreation

Major Impact Services and Utilities

Parking Services

Postal Services

b. Commercial Use Types.

Wholesaling, Storage and Distribution: Mini-Warehouses (see Section 6300)

c. Agricultural Use Types.

Packing and Processing: Winery

d. Extractive Use Types.

Site Preparation

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 5612 (N.S.) adopted 10-10-79)

(Amended by Ord. No. 6984 (N.S.) adopted 7-03-85)

2266 USES SUBJECT TO MAJOR USE PERMIT IN CERTAIN PLANNED DEVELOPMENTS. The following use types are permitted by the RC Use Regulations if approved by a major use permit as part of a Planned Development which has the minimum site area required by Section 6610 and which is developed pursuant to the Planned Development Standards commencing at Section 6600.

a. Commercial Use Types.

Animal Sales and Services: Veterinary (Small Animals)

Automotive and Equipment: Parking  
Business Support Services  
Communications Services  
Gasoline Sales

Participant Sports and Recreation (all types)  
Personal Services, General  
Spectator Sports and Entertainment: Limited

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 5787 (N.S.) adopted 6-4-80)



COMMERCIAL USE REGULATIONS

## C30 OFFICE-PROFESSIONAL USE REGULATIONS

## 2300 INTENT.

The provisions of Section 2300 through Section 2309, inclusive, shall be known as the C30 Office-Professional Use Regulations. The C30 Use Regulations are intended to create and enhance areas where administrative, office and professional services are the principal and dominant use. It is also intended that uses involving high volumes of vehicular traffic be excluded from the C30 Use Regulations. Typically, the C30 Use Regulations would be applied near residential areas, have a scale and appearance compatible with and complementary to the adjacent residential use, and have pedestrian as well as vehicular access.

(Amended by Ord. No. 5786 (N.S.) adopted 6-4-80)

## 2302 PERMITTED USES.

The following use types are permitted by the C30 Use Regulations:

## a. Civic Use Types.

- Administrative Services
- Ambulance Services
- Child Care Center
- Clinic Services
- Cultural Exhibits and Library Services
- Essential Services
- Fire Protection Services (see Section 6905)
- Law Enforcement Services
- Parking Services
- Small Schools

## b. Commercial Use Types.

- Administrative and Professional Services
- Business Support Services
- Financial, Insurance and Real Estate Services
- Medical Services
- Personal Services: General

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)

(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

(Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)



2303

2303 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the C30 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Commercial Use Types.

Convenience Sales and Personal Services "10"  
Eating and Drinking Establishments "10"  
Food and Beverage Retail Sales "10"  
Recycling Collection Facility, Small or Large "2"  
Recycling Processing Facility, Light or Heavy "3"

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)

(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

2304 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the C30 Use Regulations upon issuance of a Minor Use Permit.

a. Civic Use Types.

Minor Impact Utilities

b. Commercial Use Types.

Automotive and Equipment: Parking  
Communications Services

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

2305 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the C30 Use Regulations upon issuance of a Major Use Permit.

a. Civic Use Types.

Community Recreation  
Lodge, Fraternal and Civic Assembly  
Major Impact Services and Utilities  
Postal Services  
Religious Assembly



b. Commercial Use Types.

Research Services

Funeral and Interment Services: Undertaking

c. Extractive Use Types.

Site Preparation

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)



2310

C31 RESIDENTIAL-OFFICE-PROFESSIONAL USE REGULATIONS

2310 INTENT.

The provisions of Section 2310 through Section 2319, inclusive, shall be known as the C31 Residential-Office-Professional Use Regulations. The C31 Use Regulations are intended to create and enhance areas where administrative, office, and professional services are the principal and dominant use. It is also intended that uses involving high volumes of vehicular traffic be excluded from the C31 Use Regulations. Typically, the C31 Use Regulations would be applied near residential areas, have a scale and appearance compatible with and complementary to the adjacent residential use, and have pedestrian as well as vehicular access. When considered desirable, residential uses may be permitted.

(Amended by Ord. No. 5786 (N.S.) adopted 6-4-80)

2312 PERMITTED USES.

The following use types are permitted by the C31 Use Regulations:

a. Residential Use Types.

Family Residential  
Group Residential

b. Civic Use Types.

Administrative Services  
Ambulance Services  
Child Care Center  
Clinic Services  
Cultural Exhibits and Library Services  
Essential Services  
Fire Protection Services (see Section 6905)  
Group Care  
Parking Services  
Small Schools

c. Commercial Use Types.

Administrative and Professional Services  
Business Support Services  
Financial, Insurance and Real Estate Services  
Medical Services  
Personal Services: General

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)  
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)



2313 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the C31 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Commercial Use Types.

Convenience Sales and Personal Services "10"  
 Eating and Drinking Establishments "10"  
 Food and Beverage Retail Sales "10"  
 Recycling Collection Facility, Small or Large "2"  
 Recycling Processing Facility, Light or Heavy "3"

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)

(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

2314 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the C31 Use Regulations upon issuance of a Minor Use Permit.

a. Civic Use Types.

Minor Impact Utilities

b. Commercial Use Types.

Automotive and Equipment: Parking  
 Communications Services

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

2315 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the C31 Use Regulations upon issuance of a Major Use Permit.

a. Civic Use Types.

Community Recreation  
 Law Enforcement Services  
 Lodge, Fraternal and Civic Assembly  
 Major Impact Services and Utilities  
 Postal Services  
 Religious Assembly



2315

b. Commercial Use Types.

Funeral and Internment Services: Undertaking  
Research Services

c. Extractive Use Types.

Site Preparation

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)



## C32 CONVENIENCE COMMERCIAL USE REGULATIONS

## 2320 INTENT.

The provisions of Section 2320 through Section 2329, inclusive, shall be known as the C32 Convenience Commercial Use Regulations. The C32 Use Regulations are intended to create and enhance areas where a limited number of retail commercial goods and services are desired to meet day-to-day needs of local residents. Typically, the C32 Use Regulations would be applied within walking or short driving distance of a residential area, would be designed to serve only a limited local market, and would permit only those uses which do not create in the adjacent residential area increased traffic, noise or other such impacts considered incompatible with the residential use. Various applications of the C32 Use Regulations with appropriate development designators can create shopping areas which serve low-density neighborhoods, more urbanized, high-density residential or transient use areas.

## 2322 PERMITTED USES.

The following use types are permitted by the C32 Use Regulations:

## a. Civic Use Types.

Child Care Center  
Essential Services  
Fire Protection Services (see Section 6905)  
Law Enforcement Services  
Small Schools

## b. Commercial Use Types.

Convenience Sales and Personal Services  
Eating and Drinking Establishments  
Food and Beverage Retail Sales

## c. Agricultural Use Types.

Horticulture: Cultivation  
Tree Crops  
Row and Field Crops

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)  
(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)  
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)  
(Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)

## 2323 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the C32 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

2323

a. Residential Use Types.

Family Residential "1"

b. Commercial Use Types.

Recycling Collection Facility, Small or Large "2"

Recycling Processing Facility, Light or Heavy "3"

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)

(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

2324 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the C32 Use Regulations upon issuance of a Minor Use Permit.

a. Civic Use Types.

Minor Impact Utilities

b. Commercial Use Types.

Automotive and Equipment: Parking

Participant Sports and Recreation: Indoor

c. Industrial Use Types.

Custom Manufacturing (see Section 6300)

d. Agricultural Use Types.

Horticulture: Storage

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 7843 (N.S.) adopted 12-19-90)

2325 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the C32 Use Regulations upon issuance of a Major Use Permit.

a. Civic Use Types.

Administrative Services

Ambulance Services

Clinic Services

Community Recreation

## Cultural Exhibits and Library Services

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Lodge, Fraternal and Civic Assembly  
Major Impact Services and Utilities  
Parking Services  
Postal Services  
Religious Assembly

b. Commercial Use Types.

Gasoline Sales

c. Extractive Use Types.

Site Preparation

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

2340

C34 GENERAL COMMERCIAL/RESIDENTIAL USE REGULATIONS

2340 INTENT

The provisions of Section 2340 through 2349, inclusive, shall be known as the C34 General Commercial/Residential Use Regulations. The C34 Use Regulations are intended to create and enhance areas where a mixture of commercial uses and residential uses is desired. Typically, the C34 Use Regulations would be applied in areas where multi-family dwellings in combination with commercial uses are desired. Various applications of the C34 Use Regulations with appropriate development designators can create areas where a single structure may serve a principal commercial function and a secondary residential use, or where a separate residential or a commercial structure is appropriate.

2341 SITE PLAN REVIEW REQUIRED.

All development within the C34 General Commercial/Residential Use Regulations, except developments containing only residential or civic uses, shall require site plan review in accordance with the Site Plan Review Procedure commencing at Section 7150 and the following guidelines.

- a. Content of the Site Plan. A site plan required by this section shall contain such maps, plans, drawings and sketches as are necessary to show:
  1. The location, use and entrances and exits of all proposed buildings and structures and their relationship to existing buildings and structures located on and in the immediate vicinity of the development site.
  2. The internal circulation of the development site, including the location, size, and capacity of all roads and driveways, parking areas, pedestrian walkways, and bicycle paths, and the relationship of this plan to the existing circulation pattern of the area surrounding the development site.
  3. The location, size and type of all existing vegetation and all proposed landscaping.
- b. Relationship to Subdivision Ordinance. Any tentative map or tentative parcel map which is required by the Subdivision Ordinance shall be used to the maximum extent possible in satisfying the requirements of subsection "a" of this section.

- c. Standards and Criteria. The following standards and criteria shall be followed by the Director in his review and evaluation of a site plan required by this section.

1. Proposed uses, including uses within a mixed residential/commercial development, shall be functionally and visually compatible with one another and with other uses, buildings and structures in the immediate vicinity.
  2. The internal circulation plan shall provide adequate and convenient access to the variety of uses contained within the development site. Common access serving more than one use or facility shall be provided whenever possible and in a manner which prevents mutual interference.
  3. The internal circulation plan shall conform to and, where possible, strengthen the existing circulation pattern of the area surrounding the development site.
  4. The proposed landscaping should be compatible with existing landscaping and should take into consideration the appropriateness of selected plant materials to the area. Landscaping and plantings should be used to the maximum extent practical to screen unsightly parking, storage and utility areas. Landscaping and plantings should not obstruct significant views, either when installed or when they reach mature growth.
- d. Exemption for Signs. A site plan shall not be required for addition of new signs or modification of existing signs, provided the site is not subject to an approved site plan that designates sign location and that all such signs comply with all other pertinent requirements of this ordinance. This exemption shall not apply to any site subject to the Community Design Review, Historic Landmark, Historic District, or Design Review Special Area Regulations.

(Amended by Ord. 8105 (N.S.) adopted 7-15-92)

#### 2342 PERMITTED USES.

The following use types are permitted by the C34 Use Regulations:

##### a. Residential Use Types.

Family Residential  
Group Residential

##### b. Civic Use Types.

Administrative Services

Ambulance Services  
Child Care Center  
Clinic Services  
Community Recreation  
Cultural Exhibits and Library Services  
Essential Services

Fire Protection Services (see Section 6905)  
 Group Care  
 Law Enforcement Services  
 Lodge, Fraternal and Civic Assembly  
 Parking Services  
 Postal Services  
 Religious Assembly  
 Small Schools

c. Commercial Use Types.

Administrative and Professional Services  
 Agricultural and Horticultural Sales (all types)  
 Animal Sales and Services: Grooming  
 Automotive and Equipment: Parking  
 Automotive and Equipment: Sales/Rentals, Light Equipment  
 Business Support Services  
 Communications Services  
 Convenience Sales and Personal Services  
 Eating and Drinking Establishments  
 Financial, Insurance and Real Estate Services  
 Food and Beverage Retail Sales  
 Medical Services  
 Personal Services, General  
 Repair Services, Consumer  
 Retail Sales: General  
 Retail Sales: Specialty  
 Transient Habitation: Lodging

d. Industrial Use Types.

Custom Manufacturing (see Section 6300)

e. Agricultural Use Types.

Horticulture (all types)  
 Tree Crops  
 Row and Field Crops

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)  
 (Amended by Ord. No. 6187 (N.S.) adopted 11-18-81)  
 (Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)  
 (Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)  
 (Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)  
 (Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)

The following use types are permitted by the C34 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Commercial Use Types.

Business Equipment Sales and Services "7"  
 Construction Sales and Services "8" (see Section 6300)  
 Gasoline Sales "12"  
 Laundry Services "13"  
 Recycling Collection Facility, Small or Large "2"  
 Recycling Processing Facility, Light or Heavy "3"

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)

(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

2344 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the C34 Use Regulations upon issuance of a Minor Use Permit:

a. Civic Use Types.

Minor Impact Utilities

b. Commercial Use Types.

Automotive and Equipment: Sales/Rental, Farm Equipment  
 Participant Sports and Recreation: Indoor

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

2345 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the C34 Use Regulations upon issuance of a Major Use Permit.

a. Civic Use Types.

Major Impact Services and Utilities

b. Commercial Use Types.

Animal Sales and Services: Veterinary (Small Animals)  
 Automotive and Equipment: Storage, Recreational Vehicles  
 and Boats  
 Funeral and Interment Services (All Types)  
 Research Services  
 Spectator Sports and Entertainment (All Types)  
 Transient Habitation: Campground (see Section 6450)

c. Extractive Use Types.



Site Preparation

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

## C35 GENERAL COMMERCIAL/LIMITED RESIDENTIAL USE REGULATIONS

## 2350 INTENT.

The provisions of Section 2350 through 2355, inclusive, shall be known as the C35 General Commercial/Limited Residential Use Regulations. The C35 Use Regulations are intended to create and enhance areas where a mixture of commercial uses and residential uses is desired. Typically, the C35 Use Regulations would be applied in areas where multi-family dwellings in combination with commercial uses are desired. Various applications of the C35 Use Regulations with appropriate development designators can create areas where a single structure may serve a principal commercial function and a secondary residential use, or where a separate residential or a commercial structure is appropriate.

(Added by Ord. No. 5809 (N.S.) adopted 6-18-80, operative 9-1-80)

## 2352 PERMITTED USES.

The following use types are permitted by the C35 Use Regulations:

## a. Civic Use Types.

- Administrative Services
- Ambulance Services
- Child Care Center
- Clinic Services
- Community Recreation
- Cultural Exhibits and Library Services
- Essential Services
- Fire Protection Services (see Section 6905)
- Group Care
- Law Enforcement Services
- Lodge, Fraternal and Civic Assembly
- Parking Services
- Postal Services
- Religious Assembly
- Small Schools

## b. Commercial Use Types.

- Administrative and Professional Services
- Agricultural and Horticultural Sales (all types)
- Animal Sales and Services: Grooming
- Automotive and Equipment: Parking
- Automotive and Equipment: Sales/Rentals, Light Equipment
- Business Support Services

Convenience Sales and Personal Services  
Communications Services  
Eating and Drinking Establishments

2352

Financial, Insurance and Real Estate Services  
Food and Beverage Retail Sales  
Medical Services  
Personal Services, General  
Repair Services: Consumer  
Retail Sales, General  
Retail Sales: Specialty  
Transient Habitation: Lodging

c. Industrial Use Types.

Custom Manufacturing (see Section 6300)

d. Agricultural Use Types.

Horticulture (all types)  
Tree Crops  
Row and Field Crops

(Added by Ord. No. 5809 (N.S.) adopted 6-18-80, operative 9-1-80)  
(Amended by Ord. No. 6187 (N.S.) adopted 11-18-81)  
(Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)  
(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)  
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)  
(Amended by Ord. No. 7306 (N.S.) adopted 5-20-87)  
(Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)

2353 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the C35 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Commercial Use Types.

Business Equipment Sales and Services "7"  
Construction Sales and Services "8"  
Gasoline Sales "12"  
Laundry Services "13"  
Recycling Collection Facility, Small or Large "2"  
Recycling Processing Facility, Light or Heavy "3"

(Added by Ord. No. 5809 (N.S.) adopted 6-18-80, operative 9-1-80)  
(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)  
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

2354 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the C35 Use Regulations

upon issuance of a Minor Use Permit:

## a. Civic Use Types.

Minor Impact Utilities

## b. Commercial Use Types.

Automotive and Equipment: Sales/Rentals, Farm Equipment  
Participant Sports and Recreation: Indoor

(Added by Ord. No. 5809 (N.S.) adopted 6-18-80, operative 9-1-80)

2355 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the C35 Use Regulations upon issuance of a Major Use Permit.

## a. Residential Use Types.

Family Residential

## b. Civic Use Types.

Major Impact Services and Utilities

## c. Commercial Use Types.

Animal Sales and Services: Veterinary (Small Animals)  
Automotive and Equipment: Storage, Recreational Vehicles  
and Boats  
Funeral and Interment Services (all types)  
Research Services  
Spectator Sports and Entertainment (all types)  
Transient Habitation: Campground (see Section 6450)

## d. Extractive Use Types.

Site Preparation

(Added by Ord. No. 5809 (N.S.) adopted 6-18-80, operative 9-1-80)



2360

## C36 GENERAL COMMERCIAL USE REGULATIONS

### 2360 INTENT.

The provisions of Section 2360 through Section 2369, inclusive, shall be known as the C36 General Commercial Use Regulations. The C36 Use Regulations are intended to create and enhance commercial areas where a wide range of retail goods and services are permitted. Typically, the C36 Use Regulations would be applied where central area commercial facilities were desired in association with administrative and office uses. Various applications of the C36 Use Regulations with appropriate development designators can create community or regional shopping complexes, central business districts, or small but highly diverse commercial developments.

### 2362 PERMITTED USES.

The following use types are permitted by the C36 Use Regulations:

#### a. Civic Use Types.

- Administrative Services
- Ambulance Services
- Child Care Center
- Clinic Services
- Community Recreation
- Cultural Exhibits and Library Services
- Essential Services
- Fire Protection Services (see Section 6905)
- Law Enforcement Services
- Lodge, Fraternal and Civic Assembly
- Minor Impact Utilities
- Parking Services
- Postal Services
- Religious Assembly
- Small Schools

#### b. Commercial Use Types.

- Administrative and Professional Services
- Agricultural and Horticultural Sales (all types)
- Animal Sales and Services: Grooming
- Animal Sales and Services: Veterinary (Small Animals)
- Automotive and Equipment: Parking
- Automotive and Equipment: Repairs, Light Equipment





Automotive and Equipment: Sales/Rentals, Farm Equipment  
 Automotive and Equipment: Sales/Rentals, Light Equipment  
 Business Support Services  
 Communications Services

Convenience Sales and Personal Services  
 Eating and Drinking Establishments  
 Financial, Insurance and Real Estate Services  
 Food and Beverage Retail Sales  
 Funeral and Interment Services: Undertaking  
 Medical Services  
 Participant Sports and Recreation: Indoor  
 Personal Services, General  
 Repair Services: Consumer  
 Retail Sales: General  
 Retail Sales: Specialty  
 Spectator Sports and Entertainment: Limited  
 Transient Habitation: Lodging

c. Industrial Use Types.

Custom Manufacturing (see Section 6300)

d. Agricultural Use Types.

Horticulture (all types)  
 Tree Crops  
 Row and Field Crops

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)  
 (Amended by Ord. No. 6187 (N.S.) adopted 11-18-81)  
 (Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)  
 (Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)  
 (Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)  
 (Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)

2363 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the C36 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Residential Use Types.

Family Residential "1"

b. Commercial Use Types.

Adult Entertainment Establishments "19"  
Agricultural Services "9"

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2363

Automotive and Equipment: Repairs, Heavy Equipment "8"  
Business Equipment Sales and Services "7"  
Construction Sales and Services "8" (see Section 6300)  
Drug Paraphernalia Establishment "21"  
Gasoline Sales "12"  
Laundry Services "13"  
Recycling Collection Facility, Small or Large "2"  
Recycling Processing Facility, Light or Heavy "3"

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)  
(Amended by Ord. No. 5840 (N.S.) adopted 7-30-80)  
(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)  
(Amended by Ord. No. 7649 (N.S.) adopted 7-17-89)  
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

2365        USES SUBJECT TO A MAJOR USE PERMIT.  
The following use types are permitted by the C36 Use Regulations  
upon issuance of a Major Use Permit.

a.    Residential Use Types.

Group Residential

b.    Civic Use Types.

Major Impact Services and Utilities

c.    Commercial Use Types.

Automotive and Equipment: Cleaning  
Automotive and Equipment: Storage, Recreational Vehicles  
and Boats  
Funeral and Interment Services: Cremating  
Funeral and Interment Services: Interring  
Research Services  
Spectator Sports and Entertainment: General  
Transient Habitation: Campground (see Section 6450)  
Wholesaling, Storage and Distribution: Mini-Warehouses (see  
Section 6300)  
Wholesaling, Storage and Distribution: Light (see Section  
6300)

d.    Extractive Use Types.

Site Preparation

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)  
(Amended by Ord. No. 5786 (N.S.) adopted 6-4-80)



## C37 HEAVY COMMERCIAL USE REGULATIONS

### 2370 INTENT.

The provisions of Section 2370 through Section 2379, inclusive, shall be known as the C37 Heavy Commercial Use Regulations. The C37 Use Regulations are intended to, as closely as possible, duplicate the old C2 Zone.

### 2372 PERMITTED USES.

The following use types are permitted by the C37 Use Regulations:

a. Civic Use Types.

- Administrative Services
- Ambulance Services
- Child Care Center
- Clinic Services
- Community Recreation
- Cultural Exhibits and Library Services
- Essential Services
- Fire Protection Services (see Section 6905)
- Group Care
- Law Enforcement Services
- Lodge, Fraternal and Civic Assembly
- Minor Impact Utilities
- Parking Services
- Postal Services
- Religious Assembly
- Small Schools

b. Commercial Use Types.

- Administrative and Professional Services
- Agricultural and Horticultural Sales (all types)
- Agricultural Services
- Animal Sales and Services: Grooming
- Animal Sales and Services: Veterinary (Small Animals)
- Automotive and Equipment: Cleaning
- Automotive and Equipment: Fleet Storage
- Automotive and Equipment: Parking
- Automotive and Equipment: Repairs, Heavy Equipment
- Automotive and Equipment: Repairs, Light Equipment
- Automotive and Equipment: Sales/Rentals, Farm Equipment

Automotive and Equipment: Sales/Rentals, Heavy Equipment  
 Automotive and Equipment: Sales/Rentals, Light Equipment  
 Automotive and Equipment: Storage, Recreational Vehicles and Boats  
 Building Maintenance Services  
 Business Equipment, Sales and Service  
 Business Support Services  
 Communication Services  
 Construction Sales and Services (see Section 6300)  
 Convenience Sales and Personal Services  
 Eating and Drinking Establishments  
 Financial, Insurance and Real Estate Services  
 Food and Beverage, Retail Sales  
 Funeral and Interment Services: Undertaking  
 Gasoline Sales  
 Laundry Services  
 Medical Services  
 Participant Sports and Recreation: Indoor  
 Personal Services, General  
 Repair Services, Consumer  
 Research Services  
 Retail Sales: General  
 Retail Sales: Specialty  
 Spectator Sports and Entertainment (all types)  
 Transient Habitation: Lodging  
 Wholesaling, Storage and Distribution: Mini-Warehouses (see Sections 1550(a) and 6300 for standards)

c. Industrial Use Types.

Custom Manufacturing (see Sections 1610 and 6300 for standards)

d. Agricultural Use Types.

Horticulture (All Types)  
 Tree Crops  
 Row and Field Crops

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)  
 (Amended by Ord. No. 5786 (N.S.) adopted 6-4-80)  
 (Amended by Ord. No. 6187 (N.S.) adopted 11-18-81)  
 (Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)  
 (Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)  
 (Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)  
 (Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)  
 (Amended by Ord. No. 7220 (N.S.) adopted 10-22-86)  
 (Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)  
 (Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)  
 (Amended by Ord. No. 9569 (N.S.) adopted 7-9-03)

Automotive and Equipment: Sales/Rentals, Heavy Equipment  
 Automotive and Equipment: Sales/Rentals, Light Equipment  
 Automotive and Equipment: Storage, Recreational Vehicles  
 and Boats  
 Building Maintenance Services  
 Building Equipment, Sales and Service  
 Business Support Services  
 Communication Services  
 Construction Sales and Services (see Section 6300)  
 Convenience Sales and Personal Services  
 Eating and Drinking Establishments  
 Financial, Insurance and Real Estate Services  
 Food and Beverage, Retail Sales  
 Funeral and Interment Services: Undertaking  
 Gasoline Sales  
 Laundry Services  
 Medical Services  
 Participant Sports and Recreation: Indoor  
 Personal Services, General  
 Repair Services, Consumer  
 Research Services  
 Retail Sales: General  
 Retail Sales: Specialty  
 Spectator Sports and Entertainment (all types)  
 Transient Habitation: Lodging  
 Wholesaling, Storage and Distribution: Mini-Warehouses (see  
 Section 6300)

c. Industrial Use Types.

Custom Manufacturing (see Section 6300)

d. Agricultural Use Types.

Horticulture (All Types)

Tree Crops

Row and Field Crops

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)  
 (Amended by Ord. No. 5786 (N.S.) adopted 6-4-80)  
 (Amended by Ord. No. 6187 (N.S.) adopted 11-18-81)  
 (Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)  
 (Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)  
 (Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)  
 (Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)  
 (Amended by Ord. No. 7220 (N.S.) adopted 10-22-86)  
 (Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)  
 (Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)



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### 2373 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the C37 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

#### a. Residential Use Types.

Family Residential "1"

#### b. Commercial Use Types.

Adult Entertainment Establishments "19"  
 Drug Paraphernalia Establishment "21"  
 Recycling Collection Facility, Small or Large "2"  
 Recycling Processing Facility, Light or Heavy "3"  
 Wholesaling, Storage and Distribution: Light "8"

#### c. Industrial Use Types.

General Industrial "15"

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)  
 (Amended by Ord. No. 5840 (N.S.) adopted 7-30-80)  
 (Amended by Ord. No. 7220 (N.S.) adopted 10-22-86)  
 (Amended by Ord. No. 7649 (N.S.) adopted 7-17-89)  
 (Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

### 2375 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the C37 Use Regulations upon issuance of a Major Use Permit.

#### a. Residential Use Types.

Group Residential

#### b. Civic Use Types.

Major Impact Services and Utilities

#### c. Commercial Use Types.

Automotive and Equipment: Storage, Non-operating Vehicles  
 Funeral and Interment Services: Cremating  
 Funeral and Interment Services: Interring  
 Swap Meets  
 Transient Habitation: Campground (see Section 6450)  
 Wholesaling, Storage and Distribution: Heavy (see Section 6300)

#### d. Extractive Use Types.

Mining and Processing (see Section 6550)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)  
 (Amended by Ord. No. 5935 (N.S.) adopted 11-19-80)

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d. Extractive Use Types.

Mining and Processing (see Section 6550)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 5935 (N.S.) adopted 11-19-80)

## C38 SERVICE COMMERCIAL USE REGULATIONS

## 2380 INTENT.

The provisions of Section 2380 through Section 2389, inclusive, shall be known as the C38 Service Commercial Use Regulations. The C38 Use Regulations are intended to create and enhance areas where certain heavier commercial or light industrial uses with large acreage requirements, may locate. Typically, the C38 Use Regulations would be applied to the periphery of retail commercial areas from which such uses could supply goods and services to the retail commercial zones. Various applications of the C38 Use Regulations with appropriate development designators can create wholesaling or warehousing areas.

## 2382 PERMITTED USES.

The following use types are permitted by the C38 Use Regulations:

## a. Civic Use Types.

- Administrative Services
- Ambulance Services
- Child Care Center
- Community Recreation
- Cultural Exhibits and Library Services
- Essential Services
- Fire Protection Services (see Section 6905)
- Law Enforcement Services
- Minor Impact Utilities
- Parking Services
- Postal Services
- Small Schools

## b. Commercial Use Types.

- Administrative and Professional Services
- Agricultural and Horticultural Sales (all types)
- Agricultural Services
- Animal Sales and Services: Veterinary (Large Animals)
- Animal Sales and Services: Veterinary (Small Animals)
- Automotive and Equipment: Cleaning
- Automotive and Equipment: Fleet Storage
- Automotive and Equipment: Parking
- Automotive and Equipment: Repairs, Light Equipment
- Automotive and Equipment: Sales/Rentals, Light Equipment
- Automotive and Equipment: Sales/Rentals, Farm Equipment
- Automotive and Equipment: Sales/Rentals, Heavy Equipment
- Automotive and Equipment: Storage, Recreational Vehicles and Boats
- Building Maintenance Services
- Business Equipment Sales and Services

## Business Equipment Sales and Services

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Business Support Services  
 Communication Services  
 Construction Sales and Services (see Section 6300)  
 Gasoline Sales  
 Laundry Services  
 Repair Services, Consumer  
 Research Services  
 Wholesale, Storage and Distribution: Mini-Warehouses

c. Industrial Use Types.

Custom Manufacturing (see Section 6300)

d. Agricultural Use Types.

Horticulture (All Types)  
 Tree Crops  
 Row and Field Crops

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)  
 (Amended by Ord. No. 6187 (N.S.) adopted 11-18-81)  
 (Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)  
 (Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)  
 (Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)  
 (Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)  
 (Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)  
 (Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)  
 (Amended by Ord. No. 9101 (N.S.) adopted 12-8-99)

**2383 PERMITTED USES SUBJECT TO LIMITATIONS.**

The following use types are permitted by the C38 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Residential Use Types.

Family Residential "1"

b. Commercial Use Types.

Food and Beverage Retail Sales "10"  
 Recycling Collection Facility, Small or Large "2"  
 Recycling Processing Facility, Light or Heavy "3"  
 Wholesaling, Storage and Distribution: Light "8" (see Section 6300)

**2383**

c. Industrial Use Types.

General Industrial "15"

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)  
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

2384        USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the C38 Use Regulations upon issuance of a Minor Use Permit.

a.        Commercial Use Types.

Convenience Sales and Personal Services  
Eating and Drinking Establishments

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)  
(Amended by Ord. No. 9101 (N.S.) adopted 12-8-99)

2385        USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the C38 Use Regulations upon issuance of a Major Use Permit.

a.        Civic Use Types.

Clinic Services  
Lodge, Fraternal and Civic Assembly  
Major Impact Services and Utilities  
Religious Assembly

b.        Commercial Use Types.

Automotive and Equipment: Storage, Non-operating Vehicle  
Funeral and Interment Services: Cremating  
Participant Sports and Recreation: Indoor  
Scrap Operation (see Section 6300)  
Spectator Sports and Entertainment: General  
Swap Meets  
Wholesaling, Storage and Distribution: Heavy (see Section 6300)

c.        Extractive Use Types.

Site Preparation

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

## C40 RURAL COMMERCIAL USE REGULATIONS

## 2400 INTENT.

The provisions of Section 2400 through Section 2409, inclusive, shall be known as the C40 Rural Commercial Use Regulations. The C40 Use Regulations are intended to create and enhance commercial centers which serve predominantly agricultural areas with a broad range of goods and services. Typically, the C40 Use Regulations would be applied to rural or semi-rural areas where many diverse types of commercial uses are desired. Various applications of the C40 Use Regulations with appropriate development designators can create large scale commercial agricultural areas where outdoor storage and sale of animals is permitted, or smaller commercial areas which function as rural town centers.

## 2402 PERMITTED USES.

The following use types are permitted by the C40 Use Regulations:

## a. Civic Use Types.

- Administrative Services
- Ambulance Services
- Child Care Center
- Clinic Services
- Community Recreation
- Cultural Exhibits and Library Services
- Essential Services
- Fire Protection Services (see Section 6905)
- Law Enforcement Services
- Lodge, Fraternal and Civic Assembly
- Parking Services
- Postal Services
- Religious Assembly
- Small Schools

## b. Commercial Use Types.

- Administrative and Professional Services
- Agricultural and Horticultural Sales (all types)
- Agricultural Services
- Animal Sales and Services: Grooming
- Animal Sales and Services: Veterinary (Large Animals)
- Animal Sales and Services: Veterinary (Small Animals)
- Automotive and Equipment: Cleaning
- Automotive and Equipment: Fleet Storage
- Automotive and Equipment: Parking
- Automotive and Equipment: Repairs, Heavy Equipment



Automotive and Equipment: Repairs, Light Equipment

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Automotive and Equipment: Sales/Rentals, Farm Equipment  
 Automotive and Equipment: Sales/Rentals, Heavy Equipment  
 Automotive and Equipment: Sales/Rentals, Light Equipment  
 Automotive and Equipment: Storage, Recreational Vehicles  
 and Boats  
 Building Maintenance Services  
 Business Equipment Sales and Services  
 Business Support Services  
 Communications Services  
 Convenience Sales and Personal Services  
 Eating and Drinking Establishments  
 Financial, Insurance and Real Estate Services  
 Food and Beverage Retail Sales  
 Funeral and Interment Services: Undertaking  
 Gasoline Sales  
 Laundry Services  
 Medical Services  
 Participant Sports and Recreation: Indoor  
 Personal Services, General  
 Repair Services, Consumer  
 Research Services  
 Retail Sales: General  
 Retail Sales: Specialty  
 Spectator Sports and Entertainment: Limited  
 Transient Habitation: Lodging  
 Wholesaling, Storage and Distribution: Mini-Warehouses (see  
 Section 6300)

c. Industrial Use Types.

Custom Manufacturing (see Section 6300)

d. Agricultural Use Types.

Horticulture (all types)  
 Tree Crops  
 Row and Field Crops

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)  
 (Amended by Ord. No. 6187 (N.S.) adopted 11-18-81)  
 (Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)  
 (Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)  
 (Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)  
 (Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)  
 (Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)  
 (Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)

The following use types are permitted by the C40 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes

following the use type refers to the subsection of Section 2980 which applies.

a. Residential Use Types.

Family Residential "1"

b. Commercial Use Types.

Adult Entertainment Establishments "19"

Construction Sales and Services "9"

Drug Paraphernalia Establishment "21"

Recycling Collection Facility, Small or Large "2"

Recycling Processing Facility, Light or Heavy "3"

Wholesaling, Storage and Distribution: Light "8" (see Section 6300)

c. Industrial Use Types.

General Industrial "15"

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 5840 (N.S.) adopted 7-30-80)

(Amended by Ord. No. 7649 (N.S.) adopted 7-17-89)

(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

2404 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the C40 Use Regulations upon issuance of a Minor Use Permit.

a. Civic Use Types.

Minor Impact Utilities

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

2405 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the C40 Use Regulations upon issuance of a Major Use Permit.

a. Civic Use Types.

Major Impact Services and Utilities

b. Commercial Use Types.

Animal Sales and Services: Auctioning

Animal Sales and Services: Stockyards

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Automotive and Equipment: Storage, Non-operating Vehicles  
Funeral and Interment Services: Cremating  
Funeral and Interment Services: Interring  
Scrap Operation (see Section 6300)  
Spectator Sports and Entertainment: General  
Swap Meets  
Transient Habitation: Campground (see Section 6450)  
Wholesaling, Storage and Distribution: Heavy (see Section  
6300)

c. Extractive Use Types.

Site Preparation

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)



## C42 VISITOR-SERVING COMMERCIAL USE REGULATIONS

## 2420 INTENT.

The provisions of Section 2420 through 2429, inclusive, shall be known as the C42 Visitor-Serving Commercial Use Regulations. The C42 Use Regulations are intended to create and enhance areas devoted to the provision of recreational and tourist services. Thus, a broad range of recreational and visitor-serving uses are permitted and other uses are very limited. Typically, the C42 Use Regulations would be applied to areas where tourist-oriented recreational opportunities exist and associated facilities and services are desired. Various applications of the C42 Use Regulations with appropriate development designators can create an intensive-use recreational village, vacation spa, or resort, or in areas considered generally unsuitable for intensive development, more rural, open recreation-oriented developments. (Amended by Ord. No. 6187 (N.S.) adopted 11-18-81)

## 2421 SITE PLAN REVIEW REQUIRED IN CALIFORNIA COASTAL ZONE.

All development within the C42 Visitor-Serving Commercial Use Regulations located within the California Coastal Zone shall require site plan review in accordance with the Site Plan Review Procedure commencing at Section 7150 and the following guidelines.

- a. Content of the Site Plan. A site plan required by this section shall contain such maps, plans, drawings, and sketches as are necessary to show:
  1. The location, size, height, use, general exterior design, and entrances and exits of all proposed buildings and structures and their relationship to existing buildings and structures located on the development site.
  2. The location, size and use of all existing and proposed recreation facilities.
  3. The internal circulation plan of the development site, including the location, size and capacity of all roads and driveways, parking areas, pedestrian walkways, and bicycle paths, and the relationship of this plan to the existing circulation pattern of the area surrounding the development site.



4. The location, size and type of all existing vegetation and all proposed landscaping.
- b. Relationship to Subdivision Ordinance. Any tentative map or tentative parcel map which is required by the Subdivision Ordinance shall be used to the maximum extent possible in satisfying the requirements of subsection "a" of this section.
  - c. Standards and Criteria. The following standards and criteria shall be followed by the Director in his review and evaluation of a site plan required by this section.
    1. The placement and siting of the existing and proposed buildings, structures, and recreation facilities, with respect to their uses and activities, shall functionally relate to each other and mutually support a recreational and/or tourist-serving character.
    2. The internal circulation plan shall provide adequate and convenient access to all buildings, structures, and recreation facilities located on the development site and shall give priority to pedestrian walkways and bicycle paths.
    3. The internal circulation plan shall conform to and, where possible, strengthen the existing circulation pattern of the area surrounding the development site.
    4. The proposed landscaping should be compatible with existing landscaping and should take into consideration the appropriateness of selected plant materials to the area. Landscaping and plantings should be used to the maximum extent practical to screen parking, storage and utility areas. Landscaping and plantings should not obstruct significant views, either when installed or when they reach mature growth.

(Amended by Ord. No. 6187 (N.S.) adopted 11-18-81)  
 (Amended by Ord. No. 6619 (N.S.) adopted 07-06-83)  
 (Amended by Ord. No. 6743 (N.S.) effective 1-11-85)

## 2422 PERMITTED USES.

The following use types are permitted by the C42 Use Regulations:

## a. Civic Use Types.

Essential Services  
Parking Services

## b. Commercial Use Types.

Convenience Sales and Personal Services  
Eating and Drinking Establishments  
Participant Sports and Recreation (all types)  
Retail Sales: Specialty  
Transient Habitation: Campground (applicable site plan  
subject to standards commencing at Section 6450) Transient  
Habitation: Lodging  
Transient Habitation: Resort (applicable site plan subject  
to standards commencing at Section 6400)

## c. Agricultural Use Types.

Horticulture (all types)  
Tree Crops  
Row and Field Crops

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)  
(Amended by Ord. No. 6187 (N.S.) adopted 11-18-81)  
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)  
(Amended by Ord. No. 6855 (N.S.) adopted 10-10-84)  
(Amended by Ord. No. 7220 (N.S.) adopted 10-22-86)

## 2423 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the C42 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

## a. Residential Use Types.

Family Residential "20"

## b. Commercial Use Types.

Administrative and Professional Services "20"  
Business Support Services "20"  
Financial, Insurance and Real Estate Services "20"  
Recycling Collection Center "3"

(Added by Ord. No. 6187 (N.S.) adopted 11-18-81)  
(Amended by Ord. No. 6743 (N.S.) effective 1-11-85)  
(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)

2424

2424           USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the C42 Use Regulations upon issuance of a Minor Use Permit.

a.   Civic Use Types.

Minor Impact Utilities

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

2425           USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the C42 Use Regulations upon issuance of a Major Use Permit.

a.   Commercial Use Types.

Gasoline Sales

Spectator Sports and Entertainment (all types)

b.   Extractive Use Types.

Site Preparation

(Amended by Ord. No. 6187 (N.S.) adopted 11-18-81)

## C44 FREEWAY COMMERCIAL USE REGULATIONS

### 2440 INTENT.

The provisions of Section 2440 through Section 2449, inclusive, shall be known as the C44 Freeway Commercial Use Regulations. The C44 Use Regulations are intended to create and enhance areas where automobile associated traveler services are desired. Typically, the C44 Use Regulations would be applied adjacent to freeway interchanges or in areas with convenient access to freeways. Various applications of the C44 Use Regulations with appropriate development designators can create a limited service area with a gas station and restaurant, or a more extensive service area including motels and overnight travel trailer accommodations.

### 2442 PERMITTED USES.

The following use types are permitted by the C44 Use Regulations:

#### a. Civic Use Types.

Child Care Center  
Essential Services  
Fire Protection Services (see Section 6905)  
Law Enforcement Services  
Small Schools

#### b. Commercial Use Types.

Eating and Drinking Establishments  
Transient Habitation: Lodging

#### c. Agricultural Use Types.

Horticulture (all types)  
Tree Crops  
Row and Field Crops

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)  
(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)  
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)  
(Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)

### 2443 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the C44 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.



2443

a. Commercial Use Types.

Gasoline Sales "12"  
Recycling Collection Facility, Small "2"  
Recycling Processing Facility "3"

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)  
(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)  
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

2444            USES SUBJECT TO A MINOR USE PERMIT.  
The following use types are permitted by the C44 Use Regulations  
upon issuance of a Minor Use Permit.

a. Civic Use Types.

Minor Impact Utilities

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

2445            USES SUBJECT TO A MAJOR USE PERMIT.  
The following use types are permitted by the C44 Use Regulations  
upon issuance of a Major Use Permit.

a. Civic Use Types.

Administrative Services  
Ambulance Services  
Clinic Services  
Community Recreation  
Cultural Exhibits and Library Services  
Lodge, Fraternal and Civic Assembly  
Major Impact Services and Utilities  
Parking Services  
Postal Services  
Religious Assembly

b. Commercial Use Types.

Automotive and Equipment: Storage, Recreational Vehicles  
and Boats  
Transient Habitation: Campground (see Section 6450)

c. Extractive Use Types.

Site Preparation

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)



## C46 MEDICAL CENTER USE REGULATIONS

(Renumbered by Ord. No. 5508 (N.S.) adopted 5-16-79. Formerly S84 Med. Cen. Use Regs.)

## 2460 INTENT.

The provisions of Section 2460 through Section 2469, inclusive, shall be known as the C46 Medical Center Use Regulations. The C46 Use Regulations are intended to create and enhance areas where a concentration of medical and other compatible uses is desired. Typically, the C46 Use Regulations would be applied to areas where there is a desire to discourage use by non-medical associated uses and where a community of a size sufficient to support a medical center exists or is planned. Various applications of the C46 Use Regulations, with appropriate development designators, can create major regional medical centers, including hospitals, medical office buildings, laboratories, and other supportive commercial and service facilities, or small community medical centers whose scale would more clearly reflect the needs of the immediate area.

(Renumbered by Ord. No. 5508 (N.S.) adopted 5-16-79. Formerly 2840)

## 2461 SITE PLAN REVIEW REQUIRED.

All development within the C46 Medical Center Use Regulations shall require site plan review in accordance with the Site Plan Review Procedure commencing at Section 7150 and the following guidelines.

- a. Content of the Site Plan. A site plan required by this section shall contain such maps, plans, drawings, documents, and sketches as are necessary to show:
  1. The location, use, entrances and exits of all proposed buildings and structures.
  2. The projected scale of operations and service loads of the development as related to their expected impact on the area immediately surrounding the development site.
  3. The internal circulation plan of the development site, including the location, size, and capacity of all roads and driveways, parking areas, pedestrian walkways, and bicycle paths, and the relationship of this plan to the existing circulation pattern of the area surrounding the development site.

4. The location, size and type of all existing vegetation and all proposed landscaping.

- b. Relationship to Subdivision Ordinance. Any tentative map or tentative parcel map which is required by the Subdivision Ordinance shall be used to the maximum extent possible in satisfying the requirements of subsection "a" of this section.
- c. Standards and Criteria. The following standards and criteria shall be followed by the Director in his review and evaluation of a Site Plan required by this section.
  - 1. The overall physical design of the project, with respect to the interior placement and siting of buildings and structures, shall mitigate the adverse impacts of the development on the immediately surrounding area.
  - 2. The internal circulation plan shall provide adequate and convenient access to all buildings and structures contained within the development.
  - 3. The internal circulation plan shall conform to and, where possible, strengthen the existing circulation pattern of the area surrounding the development site.
  - 4. The proposed landscaping should be compatible with existing landscaping and should take into consideration the appropriateness of selected plant materials to the area. Landscaping and plantings should be used to the maximum extent practical to screen unsightly parking, storage and utility areas. Landscaping and plantings should not obstruct significant views, either when installed or when they reach mature growth.

(Renumbered by Ord. 5508 (N.S.) adopted 5-16-79. Formerly 2841)

2462 PERMITTED USES.

The following use types are permitted by the C46 Use Regulations:

a. Civic Use Types.

- Child Care Center
- Clinic Services
- Essential Services
- Fire Protection Services (see Section 6905)
- Group Care
- Law Enforcement Services
- Parking Services

Small Schools

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b. Commercial Use Types.

Medical Services

c. Agricultural Use Types.

Horticultural: Cultivation

Tree Crops

Row and Field Crops

(Renumbered by Ord. 5508 (N.S.) adopted 5-16-79. Formerly 2842)

(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)

(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

(Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)

2463 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the C46 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Commercial Use Types.

Convenience Sales and Personal Services "10"

Eating and Drinking Establishments "10"

Food and Beverage Retail Sales "10"

Recycling Collection Facility, Small "2"

Recycling Processing Facility "3"

(Renumbered by Ord. No. 5508 (N.S.) adopted 5-16-79. Formerly 2843)

(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)

(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

2464 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the C46 Use Regulations upon issuance of a Minor Use Permit.

a. Civic Use Types.

Minor Impact Utilities

(Renumbered by Ord. No. 5508 (N.S.) adopted 5-16-79. Formerly 2844)

2465 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the C46 Use Regulations

upon issuance of a Major Use Permit.

a. Civic Use Types.

Administrative Services  
Ambulance Services  
Community Recreation

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Cultural Exhibits and Library Services  
Lodge, Fraternal and Civic Assembly  
Major Impact Services and Utilities  
Postal Services  
Religious Assembly

b. Extractive Use Types.

Site Preparation

(Renumbered and amended by Ord. No. 5508 (N.S.) adopted 5-16-79.  
Formerly 2845)





MANUFACTURING AND INDUSTRIAL USE REGULATIONS

## M50 BASIC INDUSTRIAL USE REGULATIONS

## 2500 INTENT.

The provisions of Section 2500 through Section 2509, inclusive, shall be known as the M50 Basic Industrial Use Regulations. The M50 Use Regulations are intended to create and preserve areas for basic manufacturing operations which evidence no or very low nuisance characteristics. Non-manufacturing uses are restricted to those providing essential support services to manufacturing plants and their personnel. Typically, the M50 Use Regulations would be applied in urban or suburban areas where nuisance characteristics involving noise, odor, traffic generation or unsightliness were undesired and where all uses (with certain exceptions) would be conducted entirely within enclosed buildings. Various applications of the M50 Use Regulations with appropriate development designators can create a community of industries in a high quality industrial park or preserve large tracts of land for basic manufacturing, assembling, or processing uses.

## 2502 PERMITTED USES.

The following use types are permitted by the M50 Use Regulations:

## a. Civic Use Types.

- Ambulance Services
- Community Recreation
- Essential Services
- Fire Protection Services (see Section 6905)
- Law Enforcement Services
- Parking Services
- Postal Services

## b. Commercial Use Types.

- Automotive and Equipment: Parking
- Research Services

## c. Industrial Use Types.

- Custom Manufacturing (see Section 6300)

## d. Agricultural Use Types.

- Horticulture (all types)

Tree Crops  
Row and Field Crops  
Packing and Processing (all types)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)  
(Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)

2503

2503        PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the M50 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a.     Commercial Use Types.

Administrative and Professional Services "5"  
Recycling Collection Facility, Small or Large "2"  
Recycling Processing Facility, Light or Heavy "3"  
Wholesaling, Storage and Distribution: Light "8" (see  
Section 6300)

b.     Industrial Use Types.

General Industrial "14"

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)  
(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)  
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

2504        USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the M50 Use Regulations upon issuance of a Minor Use Permit.

a.     Civic Use Types.

Minor Impact Utilities  
Small Schools

b.     Commercial Use Types.

Convenience Sales and Personal Services  
Eating and Drinking Establishments  
Food and Beverage Sales

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)  
(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)  
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)



2505           USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the M50 Use Regulations upon issuance of a Major Use Permit.

a.   Civic Use Types.

Administrative Services  
Child Care Center  
Clinic Services  
Cultural Exhibits and Library Services  
Lodge, Fraternal and Civic Assembly  
Major Impact Services and Utilities  
Religious Assembly

b.   Commercial Use Types.

Wholesaling, Storage and Distribution: Heavy (see Section 6300)

c.   Extractive Use Types.

Site Preparation

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)



2520

## M52 LIMITED IMPACT INDUSTRIAL USE REGULATIONS

### 2520 INTENT.

The provisions of Section 2520 through Section 2529, inclusive, shall be known as the M52 Limited Impact Industrial Use Regulations. The M52 Use Regulations are intended to create and preserve areas where manufacturing and industrial uses which evidence no or very low nuisance characteristics may locate. Non-industrial uses which support or are adjuncts to industrial uses and are compatible with such uses are permitted within the zone particularly administrative, sales, and services uses. Typically, the M52 Use Regulations would be applied in urban or suburban areas where nuisance characteristics involving noise, odor, traffic generation or unsightliness were undesired and where all uses (with certain exceptions) would be conducted entirely within enclosed buildings. Various applications of the M52 Use Regulations with appropriate development designators can create a community of industries in a high quality industrial park or a strip of low impact industrial uses.

### 2522 PERMITTED USES.

The following use types are permitted by the M52 Use Regulations:

#### a. Civic Use Types.

- Ambulance Services
- Community Recreation
- Essential Services
- Fire Protection Services (see Section 6905)
- Law Enforcement Services
- Parking Services
- Postal Services

#### b. Commercial Use Types.

- Administrative and Professional Services
- Automotive and Equipment: Parking
- Automotive and Equipment: Sales/Rental, Light Equipment
- Business Equipment Sales and Services
- Business Support Services
- Communications Services
- Laundry Services
- Participant Sports and Recreation: Indoor
- Research Services
- Wholesaling, Storage and Distribution: Mini-Warehouses





c. Industrial Use Types.

Custom Manufacturing (see Section 6300)

d. Agricultural Use Types.

Horticulture (all types)

Tree Crops

Row and Field Crops

Packing and Processing (all types)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 6761 (N.S.) adopted 4-25-84)

(Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)

2523 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the M52 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Commercial Use Types.

Agricultural and Horticultural Sales "8" (all types)

Automotive and Equipment: Cleaning "8"

Automotive and Equipment: Repairs, Heavy Equipment "8"

Automotive and Equipment: Repairs, Light Equipment "8"

Automotive and Equipment: Sales/Rentals, Farm Equipment "9"

Automotive and Equipment: Sales/Rentals, Heavy Equipment

"9"

Building Maintenance Services "8"

Construction Sales and Services "8" (see Section 6300)

Food and Beverage Retail Sales "10"

Gasoline Sales "12"

Recycling Collection Facility, Small or Large "2"

Recycling Processing Facility, Light or Heavy "3"

Wholesaling, Storage and Distribution: Light "8" (see Section 6300)

b. Industrial Use Types.

General Industrial "14"

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)

(Amended by Ord. No. 6761 (N.S.) adopted 4-25-84)

(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)

(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

2524           USES SUBJECT TO A MINOR USE PERMIT.  
The following use types are permitted by the M52 Use Regulations  
upon issuance of a Minor Use Permit.

2524

a. Civic Use Types.

Minor Impact Utilities  
Small Schools

b. Commercial Use Types.

Convenience Sales and Personal Services  
Eating and Drinking Establishments

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)  
(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)  
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

2525           USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the M52 Use Regulations upon issuance of a Major Use Permit.

a. Civic Use Types.

Administrative Services  
Child Care Center  
Clinic Services  
Cultural Exhibits and Library Services  
Lodge, Fraternal and Civic Assembly  
Major Impact Services and Utilities  
Religious Assembly

b. Commercial Use Types.

Funeral and Interment Services: Cremating  
Participant Sports and Recreation: Outdoor  
Transient Habitation: Campground (see Section 6450)  
Wholesaling, Storage and Distribution: Heavy (see Section 6300)

c. Extractive Use Types.

Site Preparation

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)  
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)



## M54 GENERAL IMPACT INDUSTRIAL USE REGULATIONS

### 2540 INTENT.

The provisions of Section 2540 through Section 2549, inclusive, shall be known as the M54 General Impact Industrial Use Regulations. The M54 Use Regulations are intended to create and preserve areas where manufacturing and industrial uses not having high nuisance characteristics may locate. Non-industrial uses which support industrial uses are permitted within the zone, particularly administrative, sales, and services uses. Typically, the M54 Use Regulations would be applied near rail and trucking facilities, or other locations where impacts associated with noise, odor and traffic would not impact on residential or commercial areas. All outdoor storage areas would be subject to screening regulations. Various applications of the M54 Use Regulations with appropriate development designators can create a large transportation-dependent industrial center or a small, geographically isolated grouping of a few small scale industrial uses.

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

### 2542 PERMITTED USES.

The following use types are permitted by the M54 Use Regulations:

#### a. Civic Use Types.

- Ambulance Services
- Community Recreation
- Essential Services
- Fire Protection Services (see Section 6905)
- Law Enforcement Services
- Minor Impact Utilities
- Parking Services
- Postal Services

#### b. Commercial Use Types.

- Administrative and Professional Services
- Agricultural and Horticultural Sales (all types)
- Animal Sales and Services: Veterinary, Large Animals
- Automotive and Equipment: Cleaning
- Automotive and Equipment: Fleet Storage
- Automotive and Equipment: Parking
- Automotive and Equipment: Repairs, Heavy Equipment
- Automotive and Equipment: Repairs, Light Equipment
- Automotive and Equipment: Sales/Rentals, Farm Equipment
- Automotive and Equipment: Sales/Rentals, Heavy Equipment
- Automotive and Equipment: Sales/Rentals, Light Equipment
- Automotive and Equipment: Storage, Recreational Vehicles & Boats
- Building Maintenance Services
- Business Equipment Sales and Services
- Business Support Services
- Communications Services

Construction Sales and Services (See Section 6300)  
 Gasoline Sales  
 Laundry Services  
 Participant Sports and Recreation: Indoor  
 Research Services  
 Wholesaling, Storage and Distribution: Mini-Warehouses (see Section 6300)

c. Industrial Use Types.

Custom Manufacturing

d. Agricultural Use Types.

Horticulture (all types)  
 Tree Crops  
 Row and Field Crops  
 Packing and Processing (all types)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)  
 (Amended by Ord. No. 5786 (N.S.) adopted 6-4-80)  
 (Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)  
 (Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)  
 (Amended by Ord. No. 7220 (N.S.) adopted 10-22-86)  
 (Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)  
 (Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)  
 (Amended by Ord. No. 8283 (N.S.) adopted 7-21-93)

2543 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the M54 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Commercial Use Types.

Agricultural Services "14"  
 Food and Beverage Retail Sales "10"  
 Recycling Collection Facility, Small or Large "2"  
 Recycling Processing Facility, Light or Heavy "3"  
 Wholesaling, Storage and Distribution: Heavy "14"  
 Wholesaling, Storage and Distribution: Light "8"

b. Industrial Use Types.

General Industrial "14"

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)  
 (Amended by Ord. No. 7220 (N.S.) adopted 10-22-86)  
 (Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)  
 (Amended by Ord. No. 9013 (N.S.) adopted 3-17-99)

2544

**2544 USES SUBJECT TO A MINOR USE PERMIT.**

The following use types are permitted by the M54 Use Regulations upon issuance of a Minor Use Permit.

a. Civic Use Types

Small Schools

b. Commercial Use Types.

Convenience Sales and Personal Services  
Eating and Drinking Establishments

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)

(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

**2545 USES SUBJECT TO A MAJOR USE PERMIT.**

The following use types are permitted by the M54 Use Regulations upon issuance of a Major Use Permit.

a. Civic Use Types.

Administrative Services  
Child Care Center  
Clinic Services  
Cultural Exhibits and Library Services  
Lodge, Fraternal and Civic Assembly  
Major Impact Services and Utilities  
Religious Assembly

b. Commercial Use Types.

Automotive and Equipment: Storage, Nonoperating Vehicles  
Explosive Storage (see Section 6904)  
Funeral and Interment Services: Cremating  
Participant Sports and Recreation: Outdoor  
Scrap Operations (see Section 6300)  
Swap Meets  
Transient Habitation: Campground (see Section 6450)

c. Extractive Use Types.

Site Preparation

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

(Amended by Ord. No. 8283 (N.S.) adopted 7-21-93)

(Amended by Ord. No. 9013 (N.S.) adopted 3-17-99)

**M56 MIXED INDUSTRIAL USE REGULATIONS****2560 INTENT.**

The provisions of Section 2550 through 2579, inclusive, shall be known as the M56 Mixed Industrial Use Regulations, (M56 Use Regulations). The M56 Use Regulations will create an industrial area, and a maximum of five percent of each lot to be designated as support commercial area. The right to develop a support commercial area shall be transferable. The M56 Use Regulations will generally be applied to large areas of 100 or more acres, where a unified appearance can be created. A Specific Plan will be required prior to or concurrent with each rezone to address the availability of public facilities. The types of uses in the M56 Use Regulations will include industrial plants that are primarily engaged in the manufacturing, compounding, processing, assembling, packaging, treatment, warehousing or fabrication of materials or products, and commercial use types necessary to support those uses. Site development will be reviewed for compliance with a Design review manual adopted for the area.

**2561 SUPPORT COMMERCIAL AREA.**

Support commercial areas shall be designated, and the transfer of the rights to develop support commercial area shall be subject to the following requirements.

- a. **Designation of Commercial Area.** Each lot in the specific plan area shall be granted a maximum of five percent of commercial use. At the time of application for a building permit, the applicant shall apply for an administrative permit indicating what portion of the site will be reserved for commercial use, and the location of the parking to be reserved for the use. If no area is designated through the administrative permit process at the time the lot is initially developed, the owner retains the right to make such designation at a later date. Additionally, the applicant may relinquish the permit at any time by making an application for relinquishment to the Director. When an applicant has either chosen not to use the right to develop the commercial area of the property or has relinquished the administrative permit to develop the area as a commercial use, the right may be transferred to another property through the process described in subsection b of this section.
- b. **Transfer of Designated Commercial Area.** Commercial development rights shall be transferable. Transfer shall only be to a site located within the contiguous area within which the M56 use regulation has been applied. The transfer shall not result in more than ten percent of any one site being utilized for support commercial development.



Prior to completing any transfers of development rights, the applicant shall obtain written approval from the Director. No purported transfer shall be of any force or effect without the Director's approval. The applicant shall notify the Department of the completion of the transfer on a form prescribed by the Department, and such notification shall be recorded. Failure to comply with the Department's requirements for notification shall be grounds for refusal to issue building permits.

2562            PERMITTED USES WITHIN THE INDUSTRIALLY DESIGNATED AREA  
The following use types are permitted by the M56 Use Regulations within the industrially designated areas:

a.    Civic Use Types.

- Ambulance Services
- Essential Services
- Fire Protection Services
- Law Enforcement Services
- Minor Impact Utilities
- Parking Services
- Postal Services

b.    Commercial Use Types.

- Automotive and Equipment
  - b) Fleet Storage
  - c) Parking
  - d) Repairs [Heavy Equipment]
  - e) Repairs [Light Equipment]
  - f) Sales/Rentals [Heavy Equipment]
  - g) Sales/Rentals [Farm Equipment]
  - h) Sales/Rental [Light Equipment]
- Building Maintenance Services
- Construction Sales and Services
- Research Services
- Wholesale Storage and Distribution
  - a) Mini Warehouse
  - b) Light
  - c) Heavy

c.    Industrial Use Types.

- Custom Manufacturing
- General Industrial



2562

d. Agricultural Use Types.

Packing and Processing

- a) Limited
- b) Winery
- c) General
- d) Support

(Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)

2563 PERMITTED USES WITHIN THE INDUSTRIALLY DESIGNATED AREAS  
THAT ARE SUBJECT TO LIMITATIONS.

The following use types are permitted by the M56 Use Regulations within the industrially designated areas, subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Commercial Use Types.

Eating and Drinking Establishments "10"

Food and Beverage Retail Sales "10"

Recycling Collection Facility, Small or Large "2"

Recycling Processing Facility, Light or Heavy "3"

(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

2564 USES SUBJECT TO A MINOR USE PERMIT WITHIN THE  
INDUSTRIALLY DESIGNATED AREAS.

The following uses are permitted by the M56 Use Regulations in the industrially designated areas upon issuance of a Minor Use Permit.

a. Civic Use Types

Small Schools

2565 USES SUBJECT TO A MAJOR USE PERMIT WITHIN THE  
INDUSTRIALLY DESIGNATED AREAS.

The following uses are permitted by the M56 Use Regulations in the industrially designated areas upon issuance of a Major Use Permit.

a. Civic Use Types.

Administrative Services

Clinic Services

Cultural Exhibits and Library services

Child Care Center  
Lodge Fraternal and Civic Assembly  
Major Impact Services and Utilities  
Religious Assembly

2566 PERMITTED USES WITHIN THE AREAS DESIGNATED FOR SUPPORT  
COMMERCIAL.

The following uses are permitted by the M56 Use Regulations  
within the commercially designated areas.

a. Civic Use Types.

- Child Care Center
- Essential Services
- Law Enforcement Services
- Minor Impact Utilities

b. Commercial Use Types.

- Administrative and Professional Services
- Agricultural and Horticultural Sales
  - a) Agricultural Sales
  - b) Horticultural Sales
- Automotive and Equipment
  - c) Parking
- Building Maintenance Services
- Business Equipment Sales and Services
- Business Support Services
- Communications Services
- Eating and Drinking Establishments
- Financial, Insurance and Real Estate
- Food and Beverage Retail Sales
- Gasoline Sales
- Laundry Services
- Participant Sports and Recreation
  - a) Indoor
- Recycling Collection Center
- Repair Services [Consumer]
- Research Services
- Retail Sales
  - a) General
- Wholesale Storage and Distribution
  - a) Mini Warehouse

c. Agricultural Use Types.

- Horticultural
  - a) Cultivation
  - b) Storage
- Tree Crops
- Row and Field Crops
- Packing and Processing

- a) Limited
- b) Support

(Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)

3-93 (Corrected 3-95)

2567

2567        PERMITTED USES WITHIN THE AREAS DESIGNATED FOR SUPPORT  
             COMMERCIAL SUBJECT TO LIMITATIONS.

The following uses are permitted by the M56 Use Regulations within the commercially designated areas, subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a.    Commercial Use Types.

Agricultural Services "8"  
Automotive and Equipment  
    a) Cleaning "8"  
    d) Repairs [Heavy Equipment] "8"  
    e) Repairs [Light Equipment] "9"  
    f) Sales/Rentals [Heavy Equipment] "9"  
    g) Sales/Rentals [Farm Equipment] "9"  
    h) Sales/Rentals [Light Equipment] "9"  
Construction Sales and Services "8"

b.    Agricultural Use Types

Animal Raising "16"

2568        USES SUBJECT TO A MAJOR USE PERMIT WITHIN THE AREAS  
             DESIGNATED FOR SUPPORT COMMERCIAL.

The following uses are permitted by the M56 Use Regulations in the commercially designated areas upon issuance of a Major Use Permit.

a.    Civic Use Types.

Administrative Services  
Ambulance Services  
Clinic Services  
Cultural Exhibits and Library services  
Lodge, Fraternal and Civic Assembly  
Major Impact Services and Utilities  
Postal Services  
Religious Services

b.    Commercial Use Types

Automotive and Equipment  
    i) Storage [Nonoperating Vehicles]  
    j) Storage [Recreational Vehicles and Boats]

Funeral and Internment Services  
a) Cremating

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- Participant Sports and Recreation
  - b) Outdoor
- Scrap Operations
- Spectator Sports and Entertainment
  - a) Limited
  - b) General
- Swap Meets
- Transient Habitation
  - b) Lodging

c. Extractive Use Types.

Site Preparation

2569 SPECIFIC PLAN REQUIRED.

The M56 Use Regulations may be made applicable to any property for which a Specific Plan has been adopted. Alternatively, the provisions of the M56 Use Regulations may be adopted as a part of any Specific Plan. The Specific Plan required by these regulations shall address the availability of public facilities, including but not limited to sewer, water, fire protection and roads. Performance standards shall be included within the Specific Plan to assure that there are adequate public facilities to serve the proposed development. If the necessary facilities are not available, or are fully utilized according to the adopted performance standards, no further building permits shall be issued for any new or expanded commercial or industrial uses. In addition, the Specific Plan shall establish a maximum limit to the total area to be devoted to the support commercial uses. Said commercial uses shall not exceed, and may be less than the five percent that is otherwise allowed by the zone.

2570 ADMINISTRATIVE DESIGN REVIEW REQUIRED.

No permit of any type shall be issued for the construction or alteration of any building or structure, nor shall any person construct or alter a building or structure, nor shall any new use be established in areas subject to the M56 Use Regulations until an Administrative Design Review has been approved as conforming to the criteria of a Design Manual which has been adopted by the Board of Supervisors. Alterations to the interior of a structure which are not visible from the exterior of the structure are exempt from the requirement for review. An applicant may chose to submit a site plan rather than an administrative design review application if the project does not comply with the specific requirements of the Design Manual, but the applicant is of the opinion that the project does comply with the intent of the

Design Manual. A separate manual shall be adopted for each separate area when the M56 Use Regulations are applied and shall

2570

reflect the concerns of that area. An existing Community Design Manual may be adopted to serve as the Design Manual. The Design Manual shall require the preservation of environmental resources that are identified as being significant, including wildlife habitat and open space.

2571 WAIVER OF ADMINISTRATIVE DESIGN REVIEW.

The administrative design review required by Section 2570 may be waived by the Director if it is determined that the nature of the proposed project is such that subjecting it to the review process would not materially contribute to the attainment of the objectives and guidelines set forth in the applicable Design Manual.

- a. In making a decision on waiver of an administrative design review due consideration shall be given to the recommendation of the Community Planning/Subregional Planning Group, Community Design Review Board or Property Owners Review Committee, whichever has been designated as the review body as required by Section 2572.
- b. The Director, upon receipt of a request for waiver of the administrative design review requirement, shall provide a copy of said request to the review body for their recommendation.

2572 DESIGNATION BY BOARD OF SUPERVISORS OF REVIEW BODY.

The Board of Supervisors shall designate a review body to review all applications for administrative design review. Such designation shall take place at such time as the M56 Use Regulations are applied to any specific properties. Where there is a Community Planning Group, Subregional Planning Group or Community Design Review Board, such group shall be designated as the review body unless that body agrees to the appointment of a Property Owners Review Committee and the Board of Supervisors so designates. Where there is no planning group or design review board, a Property Owners Review Committee shall be appointed. The number of members of such Property Owners Review Committee, their length of service and identities shall be at the discretion of the Board of Supervisors. The members shall be owners of property wholly or partly within the area affected by the M56 Use Regulations or shall be designated representatives of a property owner.

2574 REVIEW OF APPLICATION BY THE DESIGNATED REVIEW BODY.

The Department of Planning and Land Use, upon receipt of an application for administrative design review, shall provide a copy of said application to the designated review body for their

comments. The review body shall have 30 days to review the application and respond with their recommendations.

2576            DECISION BY THE DIRECTOR ON ADMINISTRATIVE DESIGN  
REVIEW.

The Director shall decide if the application complies with the requirements of the Design Manual and issue that decision within 60 days of the initial application. A denial of the application may be followed by an application for a site plan if the applicant feels that the overall intent of the design requirements can be met by the project without the project being in strict compliance with the requirements of the Design Manual.

2578            APPEAL OF DIRECTOR'S DECISION.

The Director's decision may be appealed pursuant to the appeal procedures commencing at Section 7200.



2580

M58 HIGH IMPACT INDUSTRIAL USE REGULATIONS

2580 INTENT.

The provisions of Section 2580 through Section 2589, inclusive, shall be known as the M58 High Impact Industrial Use Regulations. The M58 Use Regulations are intended to create and preserve areas where a full range of industrial uses with moderate to high nuisance characteristics may locate. Typically, the M58 Use Regulations would be applied at locations where large land acreages were available and where the impacts associated with unsightliness, noise, odor, and traffic, and the hazards associated with certain industrial uses, would not impact on residential or commercial areas. Various applications of the M58 Use Regulations with appropriate development designators can create major heavy industrial centers or an area for a single, large industrial use.

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

2582 PERMITTED USES.

The following use types are permitted by the M58 Use Regulations:

a. Civic Use Types.

Ambulance Services  
Community Recreation  
Essential Services  
Fire Protection Services (see Section 6905)  
Law Enforcement Services  
Minor Impact Utilities  
Parking Services  
Postal Services

b. Commercial Use Types.

Administrative and Professional Services  
Agricultural and Horticultural Sales (all types)  
Animal Sales and Services: Veterinary, Large Animals  
Automotive and Equipment: Cleaning  
Automotive and Equipment: Fleet Storage  
Automotive and Equipment: Parking  
Automotive and Equipment: Repairs, Heavy Equipment  
Automotive and Equipment: Light Equipment  
Automotive and Equipment: Sales/Rentals, Farm Equipment  
Automotive and Equipment: Sales/Rentals, Heavy Equipment  
Automotive and Equipment: Sales/Rentals, Light Equipment  
Automotive and Equipment: Storage, Recreational Vehicles  
and Boats

Building Maintenance Services  
Business Equipment Sales and Services



Business Support Services  
 Communications Services  
 Construction Sales and Services (See Section 6300)  
 Gasoline Sales  
 Laundry Services  
 Participant Sports and Recreation: Indoor  
 Research Services  
 Wholesaling, Storage and Distribution: Mini-Warehouses (see Section 6300)

c. Industrial Use Types.

Custom Manufacturing (see Section 6300)

d. Agricultural Use Types.

Horticulture (all types)  
 Tree Crops  
 Row and Field Crops  
 Packing and Processing (all types)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)  
 (Amended by Ord. No. 5786 (N.S.) adopted 6-4-80)  
 (Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)  
 (Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)  
 (Amended by Ord. No. 7220 (N.S.) adopted 10-22-86)  
 (Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)  
 (Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)  
 (Amended by Ord. No. 8318 (N.S.) adopted 10-27-93)

2583 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the M58 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Commercial Use Types.

Agricultural Services "14"  
 Automotive and Equipment: Storage, Nonoperating Vehicles "9"  
 Food and Beverage Retail Sales "10"  
 Recycling Collection Facility, Small or Large "2"  
 Recycling Processing Facility, Light or Heavy "3"  
 Wholesaling, Storage and Distribution: Heavy "14"  
 Wholesaling, Storage and Distribution: Light "8"

b. Industrial Use Types.

General Industrial "14"

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)  
 (Amended by Ord. No. 7220 (N.S.) adopted 10-22-86)  
 (Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)  
 (Amended by Ord. No. 9013 (N.S.) adopted 3-17-99)

**2584        USES SUBJECT TO A MINOR USE PERMIT.**

The following use types are permitted by the M58 Use Regulations upon issuance of a Minor Use Permit.

a.     Civic Use Types.

Small Schools

b.     Commercial Use Types.

Convenience Sales and Personal Services  
Eating and Drinking Establishments

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)

(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

**2585        USES SUBJECT TO A MAJOR USE PERMIT.**

The following use types are permitted by the M58 Use Regulations upon issuance of a Major Use Permit.

a.     Civic Use Types.

Administrative Services  
Child Care Center  
Clinic Services  
Cultural Exhibits and Library Services  
Lodge, Fraternal and Civic Assembly  
Major Impact Services and Utilities  
Religious Assembly

b.     Commercial Use Types.

Animal Sales and Services: Stockyard  
Explosive Storage (see Section 6904)  
Funeral and Interment Services: Cremating  
Participant Sports and Recreation: Outdoor  
Scrap Operations (see Section 6300)  
Swap Meets

c.     Industrial Use Types.

Heavy Industrial (see Section 6300)

d. Agricultural Use Types.

Animal Waste Processing (see Section 6902)

e. Extractive Use Types.

Mining and Processing  
Site Preparation

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)  
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)  
(Amended by Ord. No. 7935 (N.S.) adopted 6-19-91)  
(Amended by Ord. No. 8318 (N.S.) adopted 10-27-93)  
(Amended by Ord. No. 9013 (N.S.) adopted 3-17-99)



2700

## AGRICULTURAL USE REGULATIONS

### A70 LIMITED AGRICULTURAL USE REGULATIONS

#### 2700 INTENT.

The provisions of Section 2700 through Section 2709 inclusive, shall be known as the A70 Limited Agricultural Use Regulations. The A70 Use Regulations are intended to create and preserve areas intended primarily for agricultural crop production. Additionally, a limited number of small farm animals may be kept and agricultural products raised on the premises may be processed. Typically, the A70 Use Regulations would be applied to areas throughout the County to protect moderate to high quality agricultural land.

#### 2702 PERMITTED USES.

The following use types are permitted by the A70 Use Regulations:

a. Residential Use Types.

Family Residential

b. Civic Use Types.

Essential Services

Fire Protection Services (see Section 6905)

c. Agricultural Use Types.

Horticulture (all types)

Tree Crops

Row and Field Crops

Packing and Processing: Limited

Packing and Processing: Wholesale Limited Winery

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)

(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

(Amended by Ord. No. 7741 (N.S.) effective 3-28-90 (Urg. Ord.))

(Amended by Ord. No. 9422 (N.S.) adopted 1-9-02)

2703

**2703 PERMITTED USES SUBJECT TO LIMITATIONS.**

The following use types are permitted by the A70 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

**a. Residential Use Types**

Mobilehome Residential "18"

**b. Commercial Use Types**

Animal Sales and Services: Veterinary (Large Animals) "6"

Animal Sales and Services: Veterinary (Small Animals) "6"

Cottage Industries "17" (see Section 6920)

Recycling Collection Facility, Small "2"

Recycling Processing Facility, Wood and Green Materials "3"

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 5652 (N.S.) adopted 11-21-79)

(Amended by Ord. No. 5935 (N.S.) adopted 11-19-80)

(Amended by Ord. No. 6783 (N.S.) adopted 5-16-84)

(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)

(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

**2704 USES SUBJECT TO A MINOR USE PERMIT.**

The following use types are permitted by the A70 Use Regulations upon issuance of a Minor Use Permit.

**a. Residential Use Types.**

Farm Labor Camps (See Section 6906); except that a Minor Use Permit shall not be required for a Farm Labor Camp for which a Use Permit is prohibited under Section 17021.5 or Section 17021.6 of the California Health and Safety Code.

**b. Civic Use Types.**

Law Enforcement Services

Minor Impact Utilities

Small Schools

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 5935 (N.S.) adopted 11-19-80)

(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)

(Amended by Ord. No. 7741 (N.S.) effective 3-28-90 (Urg. Ord.))

(Amended by Ord. No. 7768 (N.S.) adopted 6-13-90)

(Amended by Ord. No. 7964 (N.S.) adopted 8-14-91)

(Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)

(Amended by Ord. No. 8271 (N.S.) adopted 6-30-93)

## 2705 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the A70 Use Regulations upon issuance of a Major Use Permit.

### a. Residential Use Types.

Group Residential

### b. Civic Use Types.

Administrative Services  
Ambulance Services  
Child Care Center  
Clinic Services  
Community Recreation  
Cultural Exhibits and Library Services  
Group Care  
Lodge, Fraternal and Civic Assembly  
Major Impact Services and Utilities  
Parking Services  
Postal Services  
Religious Assembly

### c. Commercial Use Types.

Agricultural and Horticultural Sales (all types)  
Explosive Storage (see Section 6904)  
Participant Sports and Recreation: Outdoor  
Transient Habitation: Campground (see Section 6450)  
Transient Habitation: Resort (see Section 6400)

### d. Agricultural Use Types.

Agricultural Equipment Storage  
Packing and Processing: Winery  
Packing and Processing: General  
Packing and Processing: Support

### e. Extractive Use Types.

Mining and Processing (see Section 6550)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)  
(Amended by Ord. No. 6134 (N.S.) adopted 7-22-81)  
(Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)  
(Amended by Ord. No. 6761 (N.S.) adopted 4-25-84)  
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)  
(Amended by Ord. No. 6855 (N.S.) adopted 10-10-84)

2720

## A72 GENERAL AGRICULTURAL USE REGULATIONS

### 2720 INTENT.

The provisions of Section 2720 through Section 2729, inclusive, shall be known as the A72 General Agricultural Use Regulations. The A72 Use Regulations are intended to create and preserve areas for the raising of crops and animals. Processing of products produced or raised on the premises would be permitted as would certain commercial activities associated with crop and animal raising. Typically, the A72 Use Regulations would be applied to areas distant from large urban centers where the dust, odor, and noise of agricultural operations would not interfere with urban uses, and where urban development would not encroach on agricultural uses.

### 2722 PERMITTED USES.

The following use types are permitted by the A72 Use Regulations:

a. Residential Use Types.

Family Residential

b. Civic Use Types.

Essential Services

Fire Protection Services (see Section 6905)

Law Enforcement Services (see Section 6905)

c. Agricultural Use Types.

Horticulture (all types)

Tree Crops

Row and Field Crops

Packing and Processing: Limited

Packing and Processing: Wholesale Limited Winery

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 6268 (N.S.) adopted 4-14-82)

(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)

(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

(Amended by Ord. No. 7741 (N.S.) effective 3-28-90 (Urg. Ord.))

(Amended by Ord. No. 9101 (N.S.) adopted 12-8-99)

(Amended by Ord. No. 9422 (N.S.) adopted 1-9-02)



## 2723 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the A72 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

### a. Residential Use Types

Mobilehome Residential "18"

### b. Commercial Use Types

Animal Sales and Services: Veterinary (Large Animals) "6"

Animal Sales and Services: Veterinary (Small Animals) "6"

Cottage Industries "17" (see Section 6920)

Recycling Collection Facility, Small "2"

Recycling Processing Facility, Wood and Green Materials "3"

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 5652 (N.S.) adopted 11-21-79)

(Amended by Ord. No. 5935 (N.S.) adopted 11-19-80)

(Amended by Ord. No. 6783 (N.S.) adopted 5-16-84)

(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)

(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

## 2724 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the A72 Use Regulations upon issuance of a Minor Use Permit.

### a. Residential Use Types.

Farm Labor Camps (See Section 6906); except that a Minor Use Permit shall not be required for a Farm Labor Camp for which a Use Permit is prohibited under Section 17021.5 or Section 17021.6 of the California Health and Safety Code.

### b. Civic Use Types.

Minor Impact Utilities

Small Schools

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 5935 (N.S.) adopted 11-19-80)

(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)

(Amended by Ord. No. 7741 (N.S.) effective 3-28-90 (Urg. Ord.))

(Amended by Ord. No. 7768 (N.S.) adopted 6-13-90)

(Amended by Ord. No. 7964 (N.S.) adopted 8-14-91)

(Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)

(Amended by Ord. No. 8271 (N.S.) adopted 6-30-93)

(Amended by Ord. No. 9101 (N.S.) adopted 12-8-99)

## 2725

## 2725 USES SUBJECT TO A MAJOR USE PERMIT.

2725

2725            USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the A72 Use Regulations upon issuance of a Major Use Permit.

a.    Residential Use Types.

Group Residential

b.    Civic Use types.

Administrative Services  
Ambulance Services  
Child Care Center  
Clinic Services  
Community Recreation  
Cultural Exhibits and Library Services  
Group Care  
Lodge, Fraternal and Library Services  
Major Impact Services and Utilities  
Parking Services  
Postal Services  
Religious Assembly

c.    Commercial Use Types.

Agricultural and Horticultural Sales    (all types)  
Animal Sales and Services:    Auctioning  
Explosive Storage (see Section 6904)  
Gasoline Sales  
Participant Sports and Recreation:    Outdoor  
Transient Habitation:    Campground (see Section 6450)  
Transient Habitation:    Resort (see Section 6400)

d.    Agricultural Use Types.

Agricultural Equipment Storage  
Animal Waste Processing:    Packing (see Section 6902)  
Packing and Processing:    Winery  
Packing and Processing:    General  
Packing and Processing:    Support

e.    Extractive Use Types.

Mining and Processing (see Section 6550)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)

(Amended by Ord. No. 6761 (N.S.) adopted 4-25-84)

SPECIAL PURPOSE REGULATIONS

## S80 OPEN SPACE USE REGULATIONS

## 2800 INTENT.

The provisions of Section 2800 through Section 2809, inclusive, shall be known as the S80 Open Space Use Regulations. The S80 Open Space Use Regulations are intended to provide for appropriate controls for land generally unsuitable for intensive development. Typically, the S80 Use Regulations would be applied in both urban and rural environments to hazard or resource areas, public lands, recreation areas, or lands subject to open space easement or similar restrictions. Uses permitted within the S80 Use Regulations include those having a minimal impact on the natural environment, or those compatible with the hazards, resources, or other restrictions on the property. Various applications of the S80 Use Regulations with appropriate development designators can create or protect areas of very large residential parcels, agricultural areas, recreation areas, or limited use areas having identified hazards or resources.

## 2801 SITE PLAN REVIEW REQUIRED.

All development within areas subject to the S80 Open Space Regulations shall require site plan review in accordance with the Site Plan Review Procedure commencing at Section 7150 and the following guidelines.

- a. Content of the Site Plan. A site plan required by this section shall contain such maps, plans, drawings, and sketches as are necessary to show the location, size and use of all proposed buildings and structures and their relationship to the significant physical features located on the development site.
- b. Relationship to Subdivision Ordinance. Any tentative map or tentative parcel map which is required by the Subdivision Ordinance shall be used to the maximum extent possible in satisfying the requirements of subsection "a" of this section.
- c. Standards and Criteria. The placement and siting of the proposed structures and buildings shall preserve the open space value of the development site, avoid degradation of the significant physical features located on the development site, and avoid hazards.



2802

2802 PERMITTED USES.

The following use types are permitted by the S80 Use Regulations:

a. Residential Use Types.

Family Residential

b. Civic Use Types.

Essential Services

Fire Protection Services (see Section 6905)

c. Agricultural Use Types.

Horticulture (All Types)

Tree Crops

Row and Field Crops

Packing and Processing: Limited

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)

(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

2803 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the S80 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Commercial Use Types.

Recycling Collection Facility, Small or Large "2"

Recycling Processing Facility, Wood and Green Materials "3"

(Added by Ord. No. 6924 (N.S.) adopted 2-20-85)

(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

2804 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the S80 Use Regulations upon issuance of a Minor Use Permit.

a. Civic Use Types.

Minor Impact Utilities

Small Schools

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)

2805      USES SUBJECT TO A MAJOR USE PERMIT.  
The following use types are permitted by the S80 Use Regulations  
upon issuance of a Major Use Permit.

a. Civic Use Types.

Administrative Services  
Ambulance Services  
Child Care Center  
Clinic Services  
Community Recreation  
Cultural Exhibits and Library Services  
Lodge, Fraternal and Civic Assembly  
Major Impact Services and Utilities  
Parking Services  
Postal Services  
Religious Assembly

b. Commercial Use Types.

Automobile and Equipment: Parking Services  
Explosive Storage (see Section 6904)  
Participant Sports and Recreation: Outdoor

c. Extractive Use Types.

Mining and Processing (see Section 6550)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

2810

S81 ECOLOGICAL RESOURCE AREA REGULATIONS

2810 INTENT.

The provisions of Section 2810 through 2819, inclusive, shall be known as the S81 Ecological Resource Area Use Regulations. The S81 Use Regulations are intended to recognize and preserve the coastal wetlands as resources of national, statewide and regional significance for their biological habitat value; to facilitate the maintenance and enhancement of the biological productivity and scenic quality of the wetlands; and to insure that human use of the wetlands is compatible with their biological and habitat functions. It is intended that these regulations be applied to lagoons and their tributary streams and adjacent uplands within the California Coastal Zone. Unless otherwise clearly delineated by a road, property line, or similar feature, these regulations are intended to be applied to extend to one hundred feet upland of the 100-year floodplain.

(Added by Ord. No. 6743 (N.S.) effective 1-11-85)

2812 PERMITTED USES.

The following use types are permitted by the S81 Use Regulations in accordance with the Special Provisions and Limitations set forth in Section 2818.

a. Civic Use Types

Cultural Exhibits and Library Services: Educational and scientific nature study involving observation only.

Essential Services: Sewer, gas and petroleum products pipelines, telephone and electric lines only.

(Added by Ord. No. 6743 (N.S.) effective 1-11-85)

2815 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the S81 Use Regulations upon issuance of a Major Use Permit.

a. Civic Use Types.

Essential Services: Passive recreation only.

b. Agricultural Use Types.

Animal Raising, Specialty: Aquaculture only

c. Extractive Use Types.

Site Preparation: Dredging and filling for purposes of



habitat enhancement only.  
(Added by Ord. No. 6743 (N.S.) effective 1-11-85)

## 2818 SPECIAL PROVISIONS AND LIMITATIONS.

- a. When development is subject to issuance of a Coastal Act Permit pursuant to the California Coastal Act of 1976, said permit shall be issued in accordance with Section 7400 et seq. of this Zoning Ordinance.
- b. In addition to the findings required for granting a major use permit pursuant to Section 7358 or for issuance of a Coastal Act permit commencing at Section 7400, the following specific findings shall be made:
  1. The proposed use, activity or construction will not have any significant adverse effects on the habitat or scenic values of the wetlands or on associated rare, threatened or endangered species; or that adequate measures will be provided to mitigate such significant adverse effects.
  2. The proposed use, activity or construction will not:  
  
Involve wetland fill, except as related to habitat enhancement;  
Increase sedimentation of the wetland;  
Adversely decrease stream flow into the wetland; nor  
Reduce tidal interchange or internal water circulation.
  3. The proposed use, activity, or construction is consistent with the applicable goals and policies of the California Coastal Act and of the San Diego County Local Coastal Program Land Use Plan.
- c. The environmental review documentation prepared and submitted pursuant to Sections 7610 and 7611 shall be utilized to the maximum extent possible in carrying out the provisions of the S81 Use Regulations.

(Added by Ord. No. 6743 (N.S.) effective 1-11-85)



2820

S82        EXTRACTIVE USE REGULATIONS

2820        INTENT.

The provisions of Section 2820 through Section 2829, inclusive, shall be known as the S82 Extractive Use Regulations. The S82 Use Regulations are intended to identify and create areas within the County where mining, quarrying, or oil extractive uses are permitted. Typically, the S82 Use Regulations would be applied to areas of mineral deposits, to signify the presence of such deposit and notify adjacent or affected properties of the intention to allow extraction of minerals within the zone. They may be used to preserve areas with valuable mineral deposits until extraction can take place. Special regulations are to be imposed governing the conduct of mineral extraction, associated operating characteristics, and care of the site at conclusion of the extraction operation.

2822        PERMITTED USES.

The following use types are permitted by the S82 Use Regulations:

a.        Civic Use Types.

Essential Services  
Fire Protection Services (see Section 6905)

b.        Agricultural Use Types.

Horticulture (all types)  
Tree Crops  
Row and Field Crops

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

2823        PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the S82 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a.        Commercial Use Types.

Recycling Collection Facility, Small or Large "2"  
Recycling Processing Facility, Wood and Green Materials "3"

(Added by Ord. No. 6924 (N.S.) adopted 2-20-85)

(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)



2824                USES SUBJECT TO A MINOR USE PERMIT.  
The following use types are permitted by the S82 Use Regulations  
upon issuance of a Minor Use Permit.

a.    Civic Use Types.

    Law Enforcement Services  
    Minor Impact Utilities

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)  
(Amended by Ord. No. 8175 (N.S.) adopted 11-19-92)

2825                USES SUBJECT TO A MAJOR USE PERMIT.  
The following use types are permitted by the S82 Use Regulations  
upon issuance of a Major Use Permit.

a.    Civic Use Types.

    Administrative Services  
    Ambulance Services  
    Clinic Services  
    Community Recreation  
    Cultural Exhibits and Library Services  
    Lodge, Fraternal and Civic Assembly  
    Major Impact Services and Utilities  
    Parking Services  
    Postal Services  
    Religious Assembly

b.    Commercial Use Types.

    Automotive and Equipment:    Nonoperating Vehicle Storage  
    Explosive Storage (see Section 6904)  
    Participant Sports and Recreation:    Outdoor  
    Scrap Operation (see Section 6300)

c.    Extractive Use Types.

    Mining and Processing (see Section 6550)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

3-93 (Corrected 3-95)







## S86 PARKING USE REGULATIONS

## 2860 INTENT.

The provisions of Section 2860 through Section 2869, inclusive, shall be known as the S86 Parking Use Regulations. The S86 Use Regulations are intended to identify and create areas for automotive parking in association with another dominant land use. Typically, the S86 Use Regulation would be applied to assure a physical separation between one type of use and another, or to accommodate off-street parking requirements for commercial or industrial uses. Various applications of the S86 Use Regulations with appropriate development designators can create small buffer areas between uses or large parking areas designed to satisfy parking needs of a major commercial or industrial complex.

## 2862 PERMITTED USES.

The following use types are permitted by the S86 Use Regulations:

## a. Civic Use Types.

Essential Services  
Fire Protection Services (see Section 6905)  
Parking Services

## b. Commercial Use Types.

Automotive and Equipment: Parking

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

## 2863 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the S86 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

## a. Commercial Use Types.

Recycling Collection Facility, Small or Large "2"  
Recycling Processing Facility, Wood or Green Materials "3"

(Added by Ord. No. 6924 (N.S.) adopted 2-20-85)

(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

## 2864 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the S86 Use Regulations

upon issuance of a Minor Use Permit.

2864

a. Civic Use Types.

Law Enforcement Services  
Minor Impact Utilities

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)  
(Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)

2865           USES SUBJECT TO A MAJOR USE PERMIT.  
The following use types are permitted by the S86 Use Regulations  
upon issuance of a Major Use Permit.

a. Extractive Use Types.

Site Preparation

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)



## S87 LIMITED CONTROL USE REGULATIONS

## 2870 INTENT.

The provisions of Section 2870 through Section 2879, inclusive, shall be known as the S87 Limited Control Use Regulations. The S87 Use Regulations are intended to provide limited controls on the use of property in portions of the unincorporated area of the County pending specific studies to enable rezoning of said area in conformance with the adopted General Plan.

## 2872 PERMITTED USES.

The following use types are permitted by the S87 Use Regulations:

## a. Residential Use Types.

Family Residential

## b. Civic Use Types.

Essential Services

Fire Protection Services (see Section 6905)

## c. Agricultural Use Types.

Horticulture (all types)

Tree Crops

Row and Field Crops

Packing and Processing: Limited

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)

(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

## 2873 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the S87 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

## a. Commercial Use Types.

Animal Sales and Services: Veterinary (Large Animals) "6"

Animal Sales and Services: Veterinary (Small Animals) "6"



2873

Cottage Industries "17" (see Section 6920)  
Recycling Collection Facility, Small or Large "2"  
Recycling Processing Facility, Wood or Green Materials "3"

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)  
(Amended by Ord. No. 5652 (N.S.) adopted 11-21-79)  
(Amended by Ord. No. 5935 (N.S.) adopted 11-19-80)  
(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)  
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

2874 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the S87 Use Regulations upon issuance of a Minor Use Permit.

a. Residential Use Types.

Farm Labor Camps (See Section 6906); except that a Minor Use Permit shall not be required for a Farm Labor Camp for which a Use Permit is prohibited under Section 17021.5 or Section 17021.6 of the California Health and Safety Code.

b. Civic Use Types.

Law Enforcement Services  
Lodge, Fraternal and Civic Assembly (within existing buildings)  
Minor Impact Utilities  
Small Schools

c. Commercial Use Types

Cottage Industries (see Section 6920)

d. Expansion of any existing use type located on the property.

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)  
(Amended by Ord. No. 5935 (N.S.) adopted 11-19-80)  
(Amended by Ord. No. 6398 (N.S.) adopted 7-14-82)  
(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)  
(Amended by Ord. No. 7741 (N.S.) effective 3-28-90 (Urg. Ord.))  
(Amended by Ord. No. 7768 (N.S.) adopted 6-13-90)  
(Amended by Ord. No. 7964 (N.S.) adopted 8-14-91)  
(Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)  
(Amended by Ord. No. 8271 (N.S.) adopted 6-30-93)

2875 USES SUBJECT TO A MAJOR USE PERMIT.

In addition to the Use Types permitted by Section 2872 through 2874, above, all other Use Types are permitted by the S87 Use



Regulations upon issuance of a Major Use Permit.

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

## S88 SPECIFIC PLANNING AREA USE REGULATIONS

## 2880 INTENT.

The provisions of Section 2880 through Section 2889, inclusive, shall be known as the S88 Specific Planning Area Use Regulations. The S88 Use Regulations are intended to accommodate Specific Plan areas shown on the San Diego County General Plan or on those lands for which a Specific Plan has been adopted by the Board of Supervisors pursuant to the Government Code. Application of the S88 Use Regulations can create an unlimited variety of land uses in conformance with the General Plan.

## 2882 PERMITTED USES.

Until a Specific Plan applicable to the property is adopted, the following use types are permitted by the S88 Use Regulations:

## a. Residential Use Types.

Family Residential

## b. Civic Use Types.

Essential Services

Fire Protection Services (see Section 6905)

## c. Agricultural Use Types.

Horticulture (all types)

Tree Crops

Row and Field Crops

Packing and Processing: Limited

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)

(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

(Amended by Ord. No. 8581 (N.S.) adopted 9-20-95)

## 2883 PERMITTED USES SUBJECT TO LIMITATIONS.

Until a Specific Plan applicable to the property is adopted, the following use types are permitted by the S88 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

## a. Commercial Use Types.

Recycling Collection Facility, Small or Large "2"

Recycling Processing Facility, Wood and Green Material "3"

(Added by Ord. No. 6924 (N.S.) adopted 2-20-85)  
(Added by Ord. No. 8058 (N.S.) adopted 4-15-92)  
(Amended by Ord. No. 8581 (N.S.) adopted 9-20-95)

2884

2884           USES SUBJECT TO A MINOR USE PERMIT.

Until a Specific Plan applicable to the property is adopted, the following use types are permitted by the S88 Use Regulations upon issuance of a Minor Use Permit.

a.     Residential Use Types.

Farm Labor Camps (See Section 6906); except that a Minor Use Permit shall not be required for a Farm Labor Camp for which a Use Permit is prohibited under Section 17021.5 or Section 17021.6 of the California Health and Safety Code.

b.     Civic Use Types.

Law Enforcement Services.

Minor Impact Utilities

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)  
(Amended by Ord. No. 5935 (N.S.) adopted 11-19-80)  
(Amended by Ord. No. 7768 (N.S.) adopted 6-13-90)  
(Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)  
(Amended by Ord. No. 8271 (N.S.) adopted 6-30-93)  
(Amended by Ord. No. 8581 (N.S.) adopted 9-20-95)

2885           USES SUBJECT TO A MAJOR USE PERMIT.

Until a Specific Plan applicable to the property is adopted, the following use types are permitted by the S88 Use Regulations upon issuance of a Major Use Permit.

a.     Agricultural Use Types.

Packing and Processing:   Winery  
Packing and Processing:   General  
Packing and Processing:   Support

b.     Extractive Use Types.

Site Preparation

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)  
(Amended by Ord. No. 6761 (N.S.) adopted 4-25-84)  
(Amended by Ord. No. 8581 (N.S.) adopted 9-20-95)

2887           SPECIFIC PLANS

If a Specific Plan has been adopted for property which is also subject to the S88 Specific Planning Area Use Regulations, any provisions of the Specific Plan relating to subjects contained in the Animal Regulations at Part Three (commencing at Section

3000), the Development Regulations at Part Four (commencing at Section 4000), the Special Area Regulations at Part Five (commencing at Section 5000), and/or the General Regulations at Part Six (commencing at Section 6000), of The Zoning Ordinance, shall prevail over The Zoning Ordinance regulations to the extent of any conflict between them.

(Added by Ord. No. 8581 (N.S.) adopted 9-20-95)

## 2888 SPECIAL PROVISIONS AND LIMITATIONS: S88 USE REGULATIONS.

- a. Prior to adoption of a Specific Plan, a Major Use Permit may be granted pursuant to the S88 Use Regulations to authorize, for a specified period of time, any use not involving a significant investment in buildings, structures, or other improvements. Alternatively, a Major Use Permit may be granted for any use pursuant to a bonded agreement in an amount sufficient to ensure the removal of all buildings, structures, and other improvements within a specified time and/or under specified conditions when the decision-making body finds that such agreement will carry out the intent of this Ordinance and is enforceable by the County.
- b. Following the adoption of a Specific Plan, any use set forth in the Specific Plan is permitted by the S88 Specific Planning Area Use Regulations.
- c. All uses established pursuant to an applicable Specific Plan shall be subject to all of the conditions and restrictions set forth in the Specific Plan, and said Specific Plan conditions and restrictions concerning uses shall prevail over The Zoning Ordinance regulations to the extent of any conflict between them.

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 7935 (N.S.) adopted 6-19-91)

(Amended by Ord. No. 8506 (N.S.) adopted 3-1-95)

(Amended by Ord. No. 8581 (N.S.) adopted 9-20-95)

## 2889 CALIFORNIA COASTAL ZONE: AGRICULTURAL LAND.

A Specific Plan for any property subject to these use regulations which lies within the California Coastal Zone, and which is designated Agricultural Cropland on the Local Coastal Program Land Use Plan, shall, in addition to other applicable requirements, be prepared and approved in accordance with the provisions of this section.

- a. The Specific Plan shall cover all contiguous properties owned or under the control of the applicant.
- b. Approval of the Specific Plan shall be subject to a specific finding that continued exclusive agricultural use of the entire property is no longer feasible, or that allowing residential development on a portion of the property will enhance the feasibility of agricultural use of the remaining portions of the property.

- c. The Specific Plan shall show at least fifty percent of the land suitable for agriculture as reserved for agricultural use.
- d. Total dwelling units permitted by the Specific Plan shall not exceed the number obtained by multiplying the total acreage covered by the specific plan, exclusive of any wetland areas, by a density factor of 2.8.

- e. All development and other activities subject to the Specific Plan shall conform to the following:
1. All development shall be subject to the Planned Development Area Regulations commencing at Section 5800.
  2. All land shown as reserved for agriculture shall be permanently protected for such use by an appropriate restriction.
  3. Areas shown as reserved for agriculture shall, where feasible, be a minimum of forty contiguous acres in size.
  4. Development shall be located and clustered so as to avoid, to the degree possible, conflict with the continued agricultural use of land reserved for that purpose and, where feasible, shall be located adjacent to existing development or areas planned for development.
  5. To the degree feasible, development shall be concentrated on lands least suitable for agricultural production. Land best suited for agricultural production is defined as land containing Class I-IV soils on slopes of ten percent or less, and is either currently in agricultural production or has the potential for commercial production of food crops.
  6. Where feasible, buffer areas shall be established in the specific plan between agricultural lands and non-agricultural areas within and adjacent to the area covered by the specific plan. Uses within such buffer areas shall be limited to agricultural uses that do not require the application of pesticides or herbicides, or open space uses.
  7. Deeds for residential lots or dwelling units shall contain a clause stating that such lots or dwelling units are located in close proximity to lands reserved for agricultural use and that such use could result in some adverse impacts on such lots or dwelling units.
  8. No roads other than farm access roads shall be constructed across agricultural lands unless mitigation measures are provided that assure the continued



long-term viability of agricultural uses.

9. If land subject to the specific plan borders a lagoon, continuous bluff-top accessways or equivalent overlook areas shall be provided. Such accessways or overlooks shall be reserved for public use by dedication of easements as a condition of development approval.

(Added by Ord. No. 6743 (N.S.) effective 1-11-85)



2900

S90      HOLDING AREA USE REGULATIONS

2900      INTENT.

The provisions of Section 2900 through Section 2909 shall be known as the Holding Area Use Regulations. The Holding Area Use Regulations are intended to prevent isolated or premature land uses from occurring on lands for which adequate public services and facilities are unavailable or for which the determination of the appropriate zoning regulations is precluded by contemplated or adopted planning proposals or by a lack of economic, demographic, geographic, or other data. It is intended that the Holding Area Use Regulations will be replaced by other use regulations when the aforementioned conditions no longer exist. The uses permitted are those which are community services, interim uses, or uses which, with appropriate development designators, will not prematurely commit the land to a particular use or intensity of development.

2902      PERMITTED USES.

The following use types are permitted by the S90 Use Regulations:

a.      Residential Use Types.

Family Residential

b.      Civic Use Types.

Essential Services

Fire Protection Services (see Section 6905)

c.      Agricultural Use Types.

Horticulture (all types)

Tree Crops

Row and Field Crops

Packing and Processing: Limited

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)

(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)



2903 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the S90 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Commercial Use Types.

Cottage Industries "17" (see Section 6920)  
Recycling Collection Facility, Small or Large "2"  
Recycling Processing Facility, Wood or Green Materials "3"

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)  
(Amended by Ord. No. 5652 (N.S.) adopted 11-21-79)  
(Amended by Ord. No. 5935 (N.S.) adopted 11-19-80)  
(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)  
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

2904 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the S90 Use Regulations upon issuance of a Minor Use Permit.

a. Residential Use Types.

Farm Labor Camps (See Section 6906); except that a Minor Use Permit shall not be required for a Farm Labor Camp for which a Use Permit is prohibited under Section 17021.5 or Section 17021.6 of the California Health and Safety Code.

b. Civic Use Types.

Law Enforcement Services  
Minor Impact Utilities  
Small Schools

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)  
(Amended by Ord. No. 5935 (N.S.) adopted 11-19-80)  
(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)  
(Amended by Ord. No. 7768 (N.S.) adopted 6-13-90)  
(Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)  
(Amended by Ord. No. 8271 (N.S.) adopted 6-30-93)

2905 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the S90 Use Regulations upon issuance of a Major Use Permit.

a. Residential Use Types.

Group Residential



2905

b. Civic Use Types.

Administrative Services  
Ambulance Services  
Child Care Center  
Clinic Services  
Community Recreation  
Cultural Exhibits and Library Services  
Group Care  
Lodge, Fraternal and Civic Assembly  
Major Impact Services and Utilities  
Parking Services  
Postal Services  
Religious Assembly

c. Commercial Use Types.

Agricultural and Horticultural Sales (all types)  
Agricultural Services  
Explosive Storage (see Section 6904)  
Participant Sports and Recreation: Outdoor  
Transient Habitation: Campground (see Section 6450)  
Transient Habitation: Resort (see Section 6400)

d. Extractive Use Types.

Mining and Processing (see Section 6550)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)

(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

2908 SPECIAL PROVISIONS AND LIMITATIONS: S90 USE REGULATIONS.

a. A Major or Minor Use Permit may be continued, modified, reinstated, or renewed for any use which, prior to the application of the S90 Holding Area Use Regulations on the subject property, was permitted pursuant to a duly authorized use permit.

b. A Major Use Permit may be granted to authorize, for a specified period of time, any use not involving a significant investment in buildings, structures, or other improvements. Alternatively, a Major Use Permit may be granted for any use pursuant to a bonded agreement in an amount sufficient to ensure the removal of all buildings, structures, and other improvements within a specified time and/or under specified conditions when the decision-making body finds that such agreement will carry out the intent of this Ordinance and is enforceable by the County.

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)  
(Amended by Ord. No. 8506 (N.S.) adopted 3-1-95)



## S92 GENERAL RURAL USE REGULATIONS

### 2920 INTENT.

The provisions of Section 2920 through Section 2929, inclusive, shall be known as the S92 General Rural Use Regulations. The S92 Use Regulations are intended to provide appropriate controls for land which is: rugged terrain, watershed, dependent on ground water for a water supply, desert, susceptible to fires and erosion, or subject to other environmental constraints. Various applications of the S92 Use Regulations with appropriate development designators can create or protect areas suitable for low intensity recreational uses, residences on very large parcels, animal grazing, and other uses consistent with the intent of this Section.

(Added by Ord. 5508 (N.S.) adopted 5-16-79)

### 2922 PERMITTED USES.

The following use types are permitted by the S92 Use Regulations:

#### a. Residential Use Types.

Family Residential

#### b. Civic Use Types.

Essential Services

Fire Protection Services (see Section 6905)

Law Enforcement Services (see Section 6905)

#### c. Agricultural Use Types.

Horticulture (All Types)

Tree Crops

Row and Field Crops

Packing and Processing: Limited

(Added by Ord. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)

(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

(Amended by Ord. No. 7741 (N.S.) effective 3-28-90 (Urg. Ord.))

(Amended by Ord. No. 9101 (N.S.) adopted 12-8-99)

## 2923

### 2923 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the S92 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

#### a. Commercial Use Types.

Animal Sales and Services: Veterinary (Large Animals) "6"

Animal Sales and Services: Veterinary (Small Animals) "6"

Cottage Industries "17" (see Section 6920)  
Recycling Collection Facility, Small or Large "2"  
Recycling Processing Facility, Wood and Green Materials "3"

(Added by Ord. No. 5508 (N.S.) adopted 5-16-79)  
(Amended by Ord. No. 5652 (N.S.) adopted 11-21-79)  
(Amended by Ord. No. 5935 (N.S.) adopted 11-19-80)  
(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)  
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

2925        USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the S92 Use Regulations upon issuance of a Minor Use Permit.

a.        Residential Use Types.

Farm Labor Camps (See Section 6906); except that a Minor Use Permit shall not be required for a Farm Labor Camp for which a Use Permit is prohibited under Section 17021.5 or Section 17021.6 of the California Health and Safety Code.

b.        Civic Use Types.

Minor Impact Utilities  
Small Schools

(Added by Ord. No. 5508 (N.S.) adopted 5-16-79)  
(Amended by Ord. No. 5935 (N.S.) adopted 11-19-80)  
(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)  
(Amended by Ord. No. 7741 (N.S.) effective 3-28-90 (Urg. Ord.))  
(Amended by Ord. No. 7768 (N.S.) adopted 6-13-90)  
(Amended by Ord. No. 7964 (N.S.) adopted 8-14-91)  
(Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)  
(Amended by Ord. No. 8271 (N.S.) adopted 6-30-93)  
(Amended by Ord. No. 9101 (N.S.) adopted 12-8-99)

2926        USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the S92 Use Regulations upon issuance of a Major Use Permit.

Group Residential

3-95

2905

b. Civic Use Types.

Administrative Services  
Ambulance Services  
Child Care Center  
Community Recreation  
Cultural Exhibits and Library Services  
Group Care  
Lodge, Fraternal and Civic Assembly  
Major Impact Services and Utilities  
Parking Services  
Postal Services  
Religious Assembly

c. Commercial Use Types.

Agricultural and Horticultural Sales (all types)  
Agricultural Services  
Explosive Storage (see Section 6904)  
Participant Sports and Recreation: Outdoor  
Transient Habitation: Campground (see Section 6450)  
Transient Habitation: Resort (see Section 6400)

d. Extractive Use Types.

Mining and Processing (see Section 6550)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)

(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

2908 SPECIAL PROVISIONS AND LIMITATIONS: S90 USE  
REGULATIONS.

- a. A Major or Minor Use Permit may be continued, modified, reinstated, or renewed for any use which, prior to the application of the S90 Holding Area Use Regulations on the subject property, was permitted pursuant to a duly authorized use permit.
- b. A Major Use Permit may be granted to authorize, for a specified period of time, any use not involving a significant investment in buildings, structures, or other improvements. Alternatively, a Major Use Permit may be granted for any use pursuant to a bonded agreement in an amount sufficient to ensure the removal of all buildings, structures, and other improvements within a specified time

and/or under specified conditions when the decision-making body finds that such agreement will carry out the intent of this Ordinance and is enforceable by the County.

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 8506 (N.S.) adopted 3-1-95)

## S92 GENERAL RURAL USE REGULATIONS

### 2920 INTENT.

The provisions of Section 2920 through Section 2929, inclusive, shall be known as the S92 General Rural Use Regulations. The S92 Use Regulations are intended to provide appropriate controls for land which is: rugged terrain, watershed, dependent on ground water for a water supply, desert, susceptible to fires and erosion, or subject to other environmental constraints. Various applications of the S92 Use Regulations with appropriate development designators can create or protect areas suitable for low intensity recreational uses, residences on very large parcels, animal grazing, and other uses consistent with the intent of this Section.

(Added by Ord. 5508 (N.S.) adopted 5-16-79)

### 2922 PERMITTED USES.

The following use types are permitted by the S92 Use Regulations:

#### a. Residential Use Types.

Family Residential

#### b. Civic Use Types.

Essential Services

Fire Protection Services (see Section 6905)

Law Enforcement Services (see Section 6905)

#### c. Agricultural Use Types.

Horticulture (All Types)

Tree Crops

Row and Field Crops

Packing and Processing: Limited

(Added by Ord. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)

(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

(Amended by Ord. No. 7741 (N.S.) effective 3-28-90 (Urg. Ord.))

(Amended by Ord. No. 9101 (N.S.) adopted 12-8-99)

### 2923

### 2923 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the S92 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

#### a. Commercial Use Types.

Animal Sales and Services: Veterinary (Large Animals) "6"

Animal Sales and Services: Veterinary (Small Animals) "6"

Cottage Industries "17" (see Section 6920)  
Recycling Collection Facility, Small or Large "2"  
Recycling Processing Facility, Wood and Green Materials "3"

(Added by Ord. No. 5508 (N.S.) adopted 5-16-79)  
(Amended by Ord. No. 5652 (N.S.) adopted 11-21-79)  
(Amended by Ord. No. 5935 (N.S.) adopted 11-19-80)  
(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)  
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

2925        USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the S92 Use Regulations upon issuance of a Minor Use Permit.

a.        Residential Use Types.

Farm Labor Camps (See Section 6906); except that a Minor Use Permit shall not be required for a Farm Labor Camp for which a Use Permit is prohibited under Section 17021.5 or Section 17021.6 of the California Health and Safety Code.

b.        Civic Use Types.

Minor Impact Utilities  
Small Schools

(Added by Ord. No. 5508 (N.S.) adopted 5-16-79)  
(Amended by Ord. No. 5935 (N.S.) adopted 11-19-80)  
(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)  
(Amended by Ord. No. 7741 (N.S.) effective 3-28-90 (Urg. Ord.))  
(Amended by Ord. No. 7768 (N.S.) adopted 6-13-90)  
(Amended by Ord. No. 7964 (N.S.) adopted 8-14-91)  
(Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)  
(Amended by Ord. No. 8271 (N.S.) adopted 6-30-93)  
(Amended by Ord. No. 9101 (N.S.) adopted 12-8-99)

2926        USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the S92 Use Regulations upon issuance of a Major Use Permit.

a. Residential Use Types.

Group Residential

b. Civic Use Types.

Administrative Services  
 Ambulance Services  
 Child Care Center  
 Clinic Services  
 Community Recreation  
 Cultural Exhibits and Library Services  
 Group Care  
 Lodge, Fraternal and Civic Assembly  
 Major Impact Services and Utilities  
 Parking Services  
 Postal Services  
 Religious Assembly

c. Commercial Use Types.

Agricultural and Horticultural Sales (all types)  
 Explosive Storage (see Section 6904)  
 Participant Sports and Recreation: Outdoor  
 Transient Habitation: Campground (see Section 6450)  
 Transient Habitation: Resort (see Section 6400)

d. Agricultural Use Types.

Animal Waste Processing (see Section 6902)  
 Packing and Processing: Winery  
 Packing and Processing: General  
 Packing and Processing: Support

e. Extractive Use Types.

Mining and Processing (see Section 6550)

(Added by Ord. No. 5508 (N.S.) adopted 5-16-79)  
 (Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)  
 (Amended by Ord. No. 6761 (N.S.) adopted 4-25-84)  
 (Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)







2940

S94 TRANSPORTATION AND UTILITY CORRIDOR USE REGULATIONS

2940 INTENT.

The provisions of Section 2940 through 2949, inclusive, shall be known as the S94 Transportation and Utility Corridor Use Regulations. The S94 Use Regulations are intended to create and protect corridors for existing or future highways, railways, pipelines, other modes of transportation, and facilities for transmission of electricity, gas, water and other materials and forms of energy. The S94 Use Regulations are designed in recognition of the fact that transportation and utility facilities can cause adverse impacts on surrounding residents and properties including, for example, noise, vibration, emissions, pollutants, odors, visual appearance, detracting from natural scenic values, electrical interference, and potential for hazards and disasters. Some facilities can also be adversely affected by incompatible uses nearby. It is intended that these and other regulations be applied in a manner that will create sufficient open space or buffering along corridors to mitigate any adverse impacts of the facilities. The uses permitted are those which will not detract from the corridor's primary purpose, will not involve large, permanent concentrations of people, and will not adversely affect surrounding residents and properties. Various applications of the S94 Use Regulations with appropriate development designators can preserve future corridors while allowing appropriate interim uses, and permit suitable uses of land under powerlines, over buried pipelines, or alongside railroads or highways.

2942 PERMITTED USES.

The following use types are permitted by the S94 Use Regulations:

a. Civic Use Types.

Essential Services  
Fire Protection Services (see Section 6905)

b. Agricultural Use Types.

Horticulture (all types)  
Tree Crops  
Row and Field Crops

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

2943 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the S94 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.



a. Commercial Use Types.

Recycling Collection Facility, Small or Large "2"  
 Recycling Processing Facility, Wood and Green Materials "3"

(Added by Ord. No. 6924 (N.S.) adopted 2-20-85)

(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

2944 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the S94 Use Regulations upon issuance of a Minor Use Permit.

a. Civic Use Types.

Law Enforcement Services  
 Minor Impact Utilities  
 Parking Services

b. Commercial Use Types.

Automotive and Equipment: Parking

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)

2945 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the S94 Use Regulations upon issuance of a Major Use Permit.

a. Civic Use Types.

Administrative Services  
 Ambulance Services  
 Community Recreation  
 Cultural Exhibits and Library Services  
 Major Impact Services and Utilities  
 Postal Services

b. Commercial Use Types.

Agricultural and Horticultural Sales (all types)  
 Agricultural Services  
 Participant Sports and Recreation: Outdoor  
 Transient Habitation: Campground (see Section 6450)

c. Extractive Use Types.

Mining and Processing (see Section 6550)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 5612 (N.S.) adopted 10-10-79)

(Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)

2948

2948        SPECIAL PROVISIONS AND LIMITATIONS: S94 USE REGULATIONS.

- a.     A Major Use Permit may be granted pursuant to the S94 Use Regulations to authorize, for a specified period of time, any use not involving a significant investment in buildings, structures, or other improvements. Alternatively, a Major Use Permit may be granted for any use pursuant to a bonded agreement in an amount sufficient to ensure the removal of all buildings, structures, and other improvements within a specified time and/or under specified conditions when the decision-making body finds that such agreement will carry out the intent of this Ordinance and is enforceable by the County.

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)  
(Amended by Ord. No. 8506 (N.S.) adopted 3-1-95)

2950        SOLID WASTE FACILITY (SWF)

On November 8, 1994, the voters adopted County of San Diego Proposition C, an initiative that created the SWF zoning classification, applied it to the Gregory Canyon site and described a new class III solid waste landfill (the Project). \*

The SWF zoning classification shall allow the Project without the need for any permits from the County of San Diego except the Water Course Alteration Permit, Bridge Permit, Grading Permit and Building Permit.

\* This unadopted introductory paragraph is provided for informational purposes.

SUPPLEMENTAL LIMITATIONS ON USES.

## 2980    LIMITATIONS ON PERMITTED USES.

The following limitations apply to the uses indicated by the corresponding number in quotes in the previous sections entitled "Permitted Uses Subject to Limitations."

- "1"    Dwellings as Secondary Uses.    Limited to dwellings which are secondary uses of a structure, lot or parcel primarily used for business purposes.
- "2"    Recycling Collection Facilities shall comply with the applicable provisions of Section 6970.
- "3"    Recycling Processing Facilities shall comply with the applicable provisions of Section 6975.
- "4"    Secondary Use.    Permitted only as a secondary use within a dwelling.    No such use shall have a floor area greater than the floor area devoted to residential purposes.
- "5"    Same Lot.    Permitted only if located on the same lot as the industrial use it serves.
- "6"    Veterinary Hospitals.    Hospital must be located on a parcel of land not less than 2 acres in size.    Indoor treatment areas must be located at least 100 feet from the nearest property line, and out door treatment or confinement areas must be located at least 200 feet from the nearest property line.
- "7"    Limitation on Enclosed Storage.    All operations, including the storage of materials and equipment, shall be entirely within an enclosed building, and the area devoted to storage shall not be greater than the area devoted to sales and administrative offices.
- "8"    Enclosed Building.    All operations, including the storage of materials and equipment, shall be entirely within an enclosed building.
- "9"    Enclosed Building or Walls.    All operations, including the storage of materials and equipment, shall be entirely within an enclosed building or inside walls or solid fences not less than 6 feet in height.





- "10" Retail Establishments. Limited to retail establishments intended for the convenience of permitted establishments and/or clients thereof, provided no such retail establishment occupies more than 15 percent of the total floor area of the building in which it is located and has no entrance except from the lobby or interior of said building, or from a patio entirely surrounded by said building.
- "11" Insurance and Real Estate Offices. Limited to insurance and real estate offices as a secondary use within a dwelling. No such office shall have a floor area greater than the floor area devoted to residential purposes.
- "12" Gasoline Sales. There shall be no open storage of goods or materials, and all repair and lubrication services shall take place in an enclosed building.
- "13" Drycleaning Plants and Laundries. Limited to drycleaning plants and laundries which provide retail services only, use only non-flammable solvents, and employ not more than 10 people.
- "14" Performance Standards. Subject to meeting the applicable provisions of the performance standards specified in Section 6300.
- "15" Performance Standards and Power. Subject to meeting the applicable provisions of the performance standards specified in Section 6300. Prior to the installation or operation of electric or other power sources in excess of 20 horsepower, the proposed use shall be reviewed pursuant to Section 6304 and the Director shall certify that the use complies with the applicable performance standards.
- "16" Animal Related Activities. Animal related activities may be permitted subject to the Animal Regulations commencing at Section 3000.
- "17" Cottage Industries. Permitted subject to the provisions of Section 6920.
- "18" Mobilehome Residential. Subject to the Mobilehome Park Regulations commencing at Section 6500 or the Planned Development Standards commencing at Section 6600.
- "19" Adult Entertainment Establishments. Subject to meeting the applicable provisions of the performance standards specified in Section 6930 and upon issuance of an administrative permit.



"20" Secondary Use: On building sites 5 acres or less in size, the use shall be restricted to locations above the first story of a building or buildings the first story of which is reserved for permitted principal uses. On building sites larger than 5 acres, the use may, as an alternate to the foregoing, be located in a building or buildings intended and located solely for secondary uses provided that not less than 50 percent of the site area is devoted exclusively to permitted principal uses.

"21" Drug Paraphernalia Establishments. Subject to meeting the applicable provisions of the standards specified in Section 6932 and upon issuance by the Director of an administrative permit.

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)  
(Amended by Ord. No. 5612 (N.S.) adopted 10-10-79)  
(Amended by Ord. No. 5652 (N.S.) adopted 11-21-79)  
(Amended by Ord. No. 5786 (N.S.) adopted 6-4-80)  
(Amended by Ord. No. 5840 (N.S.) adopted 7-30-80)  
(Amended by Ord. No. 5935 (N.S.) adopted 11-19-80)  
(Amended by Ord. No. 6743 (N.S.) effective 1-11-85)  
(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)  
(Amended by Ord. No. 6983 (N.S.) adopted 07-03-85)  
(Amended by Ord. No. 7649 (N.S.) adopted 07-17-89)  
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)  
(Amended by Ord. No. 8166 (N.S.) adopted 10-21-92)





2990

USE MATRIX

2990           USE MATRIX.

The Director shall prepare and cause to be inserted in copies of the Zoning Ordinance, an official Use Matrix which expresses in graphic form the Use Regulations contained in Sections 2100 through 2989, inclusive.

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

**USE & ENCLOSURE MATRIX**

SUMMARY PREPARED PURSUANT TO SECTIONS 2990 AND 6816

NOTE: This matrix is a summary only. For complete regulations see appropriate sections of The Zoning Ordinance. In case of conflict between the provisions graphically represented in this matrix and the provisions set forth in the text of The Zoning Ordinance, the provisions of The Zoning Ordinance shall apply.

USE TYPES	RESIDENTIAL																		COMMERCIAL										INDUSTRIAL										AGRICULTURAL										SPECIAL PURPOSE										Use Regulations
	1250	1260	1265	1275	1280	1300	See Section 6816	1310	1315	1320	1325	1330	1332	1335	1340	1345	1346	1348	1350	1355	1360	1365	1370	1375	1380	C30	C31	C32	C34*	C35	C36	C37	C38	C40	C42*	C44	C46*	M50	M52	M54	M56+	M58	A70	A72	S80*	S81	S82	S86											
RS	●				18		● ●	M		M	M	M	M	●	S	M		M	M	m	M	M	M	m	A	RS	Single-Family Residential																																
RD	●				18		● ●	M		M	M	M	M	●	S	M		M	M	m	M	M	M	m	A	RD	Duplex/Two-Family Residential																																
RM	●				18		● ●	M		M	M	M	M	●	S	M		M	M	m	M	M	M	m	A	RM	Multi-Family Residential																																
RV	●				18		● ●	M		M	M	M	M	●	S	M		M	M	m	M	M	M	m	A	RV	Variable Family Residential																																
RU	●	●			18		● ●	M	M	M	M	m	M	●	S	M		M	M	m	M	M	M	m	A	RU	Urban Residential																																
RMH					18		● ●	M		M	M	M	M	●	S	M		M	M	m	M	M	M	m	A	RMH	Mobilehome Residential																																
RR	●	M	m		18		● ●	m	M	M	M	M	M	●	S	M	M	M	M	m	M	M	M	m	A	RR	Rural Residential																																
RRO*	●	M			18		● ●	m	M	M	M	M	M	●	S			M	M	m	M	M	M	m	A	RRO*	Recreation-Oriented Residential																																
RC	●	●			18		● ●	M	M	●	M	●	●	●	S	●		●	M	m	M	M	●	●	A	RC	Residential-Commercial																																
C30							● ●	●	●	●	M	●	●	●	S		●	M	M	m	●	M	M	●	A	C30	Office-Professional																																
C31	●	●					● ●	●	●	●	M	●	●	●	S	●	M	M	M	m	●	M	M	●	A	C31	Residential/Office Professional																																
C32	1						● ●	M	M	M	M	M	●	●	S		●	M	M	m	M	M	M	●	A	C32	Convenience Commercial																																
C34*	●	●					● ●	●	●	●	●	●	●	●	S	●	●	●	M	m	●	●	●	●	A	C34*	Gen. Commercial/Residential																																
C35	M						● ●	●	●	●	●	●	●	●	S	●	●	●	M	m	●	●	●	●	A	C35	Gen. Comm./Ltd. Residential																																
C36	1	M					● ●	●	●	●	●	●	●	●	S		●	●	M	●	●	●	●	●	A	C36	General Commercial																																
C37	1	M					● ●	●	●	●	●	●	●	●	S	●	●	●	M	●	●	●	●	●	A	C37	Heavy Commercial																																
C38	1						● ●	●	●	●	M	●	●	●	S		●	M	M	●	●	●	M	●	A	C38	Service Commercial																																
C40	1						● ●	●	●	●	●	●	●	●	S		●	●	M	m	●	●	●	●	A	C40	Rural Commercial																																
C42*	20						● ●							●						m	●			A	C42*	Visitor Serving Commercial																																	
C44							● ●	●	M	M	M	M	M	●	●	S		●	M	M	m	M	M	M	●	A	C44	Freeway Commercial																															
C46*							● ●	M	M	●	M	M	●	●	S	●	●	M	M	m	●	M	M	●	A	C46*	Medical Center																																
M50							● ●	M	●	M	●	M	M	●	S		●	M	M	m	●	●	M	m	A	M50	Basic Industrial																																
M52							● ●	M	●	M	●	M	M	●	S		●	M	M	m	●	●	M	m	A	M52	Limited Impact Industrial																																
M54							● ●	M	●	M	●	M	M	●	S		●	M	M	●	●	●	M	m	A	M54	General Impact Industrial																																
M56+							● ●	M	●	M		M	M	●	S		●	M	M	●	●	●	M	m	A	M56+	Mixed Industrial																																
M58							● ●	M	●	M	●	M	M	●	S		●	M	M	●	●	●	M	m	A	M58	High Impact Industrial																																
A70	●	M	m		18		● ●	m	M	M	M	M	M	●	S	M	m	M	M	m	M	M	M	m	A	A70	Limited Agriculture																																
A72	●	M	m		18		● ●	m	M	M	M	M	M	●	S	M	S	M	M	m	M	M	M	m	A	A72	General Agriculture																																
S80*	●						● ●	M	M	M	M	M	M	●	S			M	M	m	M	M	M	m	A	S80*	Open Space																																
S81							● ●	M	M	M	M	M		○	○					m	M	M	m			S81	Ecological Resource Area																																
S82							● ●	M	M	M	M	M	●	S			m	M	M	m	M	M	M		A	S82	Extractive																																
S86							● ●	M	M	M	M	M	●	S			m			m	●				A	S86	Parking																																
S87+	●	M	m	m	M		● ●	m	M	M	M	M	M	●	S	M	m	M	M	m	M	M	M	m	A	S87+	Limited Control																																
S88+	●			m			● ●	●						●	S		m			m					A	S88+	Specific Plan Area																																
S90+	●	M	m				● ●	m	M	M	M	M	M	●	S	M	m	M	M	m	M	M	M	m	A	S90+	Holding Area																																
S92	●	M	m				● ●	m	M	M	M	M	M	●	S	M	S	M	M	m	M	M	M	m	A	S92	General Rural																																
S94+							● ●	m	M	M		M	M	●	S		m		M	m	m	M			A	S94+	Transportation & Utility Corridor																																
SWF							● ●											●							A	SWF	Solid Waste Facility																																

**USE & ENCLOSURE MATRIX**

SUMMARY PREPARED PURSUANT TO SECTIONS 2990 AND 6816

NOTE: This matrix is a summary only. For complete regulations see appropriate sections of The Zoning Ordinance. In case of conflict between the provisions graphically represented in this matrix and the provisions set forth in the text of The Zoning Ordinance, the provisions of The Zoning Ordinance shall apply.

USE TYPES COMMERCIAL		Enclosed Semi-Enclosed		Open	Drive-In	Administrative and Professional Services	Adult Entertainment Establishments	Agricultural & Horticultural Sales	a) Agricultural Sales	b) Horticultural Sales	Animal Sales and Services	a) Auctioning	b) Grooming	c) Horse Stables	d) Kennels	e) Stockyards	f) Veterinary [Large Animal]	g) Veterinary [Small Animal]	Automotive and Equipment:	a) Cleaning	b) Fleet Storage	c) Parking	d) Repairs	e) Repairs [Heavy Equipment]	f) Sales/Rentals [Light Equipment]	g) Sales/Rentals [Heavy Equipment]	h) Sales/Rentals [Farm Equipment]	i) Storage [Nonoperating Vehicles]	j) Storage [Recreation Vehicles & Boats]	Use Regulations
		1400	See Section 6816	1410	6930	1415		1420	1425								1430													
																														<b>RESIDENTIAL</b>
RS					P		P	P					16	16						P									RS	Single-Family Residential
RD					P		P	P					16	16					P										RD	Duplex/Two-Family Residential
RM					P		P	P					16	16					P										RM	Multi-Family Residential
RV					P		P	P					16	16					P										RV	Variable Family Residential
RU					P		P	P					16	16					P										RU	Urban Residential
RMH					P		P	P											P										RMH	Mobilehome Residential
RR													16	16															RR	Rural Residential
RRO*					P		P	P					16	16			P		P										RRO*	Recreation-Oriented Residential
RC					4		m	m				m	16	16			P		P										RC	Residential-Commercial
																														<b>COMMERCIAL</b>
C30					m								16	16					m										C30	Office-Professional
C31					m								16	16					m										C31	Residential/Office Professional
C32					m								16	16					m										C32	Convenience Commercial
C34*					m	M							16	16			M								m			M	C34*	Gen. Commercial/Residential
C35					m	M							16	16			M								m			M	C35	Gen. Comm./Ltd. Residential
C36					m	M							16	16				M					8					M	C36	General Commercial
C37													16	16														M	C37	Heavy Commercial
C38													16	16														M	C38	Service Commercial
C40													16	16			M											M	C40	Rural Commercial
C42*					20								16	16															C42*	Visitor Serving Commercial
C44													16	16														M	C44	Freeway Commercial
C46*													16	16															C46*	Medical Center
																														<b>INDUSTRIAL</b>
M50					m	M							16	16															M50	Basic Industrial
M52					m	M							16	16				8				8	8	9	9				M52	Limited Impact Industrial
M54													16	16														M	M54	General Impact Industrial
M56+																													M56+	Mixed Industrial
M58													16	16			M										9		M58	High Impact Industrial
																														<b>AGRICULTURAL</b>
A70								M	M				16	16			6	6											A70	Limited Agriculture
A72								M	M			M	16	16			6	6											A72	General Agriculture
																														<b>SPECIAL PURPOSE</b>
S80*					S	M							16	16						M									S80*	Open Space
S81													16	16														M	S81	Ecological Resource Area
S82													16	16															S82	Extractive
S86													16	16															S86	Parking
S87+													16	16			M	6	6		M	M	M	M	M	M	M	M	S87+	Limited Control
S88+													16	16															S88+	Specific Plan Area
S90+																													S90+	Holding Area
S92													16	16			6	6											S92	General Rural
S94+																													S94+	Transportation & Utility Corridor
SWF																													SWF	Solid Waste Facility

Commercial  
continued on  
next page

**MATRIX  
LEGEND**

- Permitted
- A Permitted by Administrative Permit
- S Permitted by Site Plan
- m Permitted by Minor Use Permit
- M Permitted by Major Use Permit
- P Permitted Only Within Planned Developments of 20 Acres or Larger

- 1-21 Subject to Limitations (See Section 2980)
- \* May Be Subject to Site Plan Approval
- + Other Uses Not Shown on Matrix May be Permitted (See Text of Use Regulations)
- O Subject to Limitations (See Sections 2812 and 2818)
- E Exceptions to Enclosure Matrix (See Section 6814)



**USE & ENCLOSURE MATRIX**

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USE TYPES		COMMERCIAL (cont.)																	Commercial continued on next page					
		Enclosed	Semi-Enclosed	Open	Drive-in	Building Maintenance Services	Business Equipment Services	Business Support Services	Communications Services	Construction Sales and Services	Convenience Sales and Services	Cottage Industries (See Sec. 6300)	Drug Paraphernalia Establishment	Eating and Drinking Establishments	Explosive Storage (See Sec. 6304)	Food and Beverage Retail Sales	Funeral and Intermment Services:	a) Cremating			b) Interment	c) Undertaking	Gasoline Sales	Laundry Services
1400	See Section 6816	1435	1440	1445	1450	1455	1460	1463	1464	1465	1470	1475	1480	1485							1490	1495	1500	Use Regulations
RESIDENTIAL																								
RS										P		P	P										P	RS Single-Family Residential
RD										P		P	P										P	RD Duplex/Two-Family Residential
RM										P		P	P										P	RM Multi-Family Residential
RV										P		P	P										P	RV Variable Family Residential
RU										P		P	P										P	RU Urban Residential
RMH										P		P	P										P	RMH Mobilehome Residential
RR	●	●	●					17																RR Rural Residential
RRO*	●	●	●			P			M		M	P	M										P	RRO* Recreation-Oriented Residential
RC	●	m	m			P	P		m		m	11	m								P		4	RC Residential-Commercial
COMMERCIAL																								
C30	●			m		●	m	10			10	●	10					M					●	C30 Office-Professional
C31	●			m		●	m	10			10	●	10					M					●	C31 Residential/Office Professional
C32	●			m				●			●		●							M				C32 Convenience Commercial
C34*	●	m	M	m		7	●	●	8	●		●	●				M	M	M	12	13		●	C34* Gen. Commercial/Residential
C35	●	m	M	m		7	●	●	8	●		●	●				M	M	M	12	13		●	C35 Gen. Comm./Ltd. Residential
C36	●	m	M	●		7	●	●	8	●		21	●	●	●		M	M	●	12	13		●	C36 General Commercial
C37	●	●	●	●	●	●	●	●	●	●		21	●	●	●		M	M	●	●	●	●	●	C37 Heavy Commercial
C38	●	●	●	●	●	●	●	●	m			m		10			M		●	●	●	●	●	C38 Service Commercial
C40	●	●	●	●	●	●	●	9	●			21	●	●	●		M	M	●	●	●	●	●	C40 Rural Commercial
C42*	●	●	●	●	●		20		●			●		20						M				C42* Visitor Serving Commercial
C44	●	●	●	●	●							●								12				C44 Freeway Commercial
C46*	●							10			10		10										●	C46* Medical Center
INDUSTRIAL																								
M50	●	m	M	m					m			m		m										M50 Basic Industrial
M52	●	m	M	m	8	●	●	●	8	m		m		10		M				12	●			M52 Limited Impact Industrial
M54	●	●	●	●	●	●	●	●	m			m	M	10		M				●	●			M54 General Impact Industrial
M56+					●			●				10		10										M56+ Mixed Industrial
M58	●	●	●	●	●	●	●	●	m			m	M	10		M				●	●			M58 High Impact Industrial
AGRICULTURAL																								
A70	●	●	●							17			M											A70 Limited Agriculture
A72	●	●	●							17			M							M				A72 General Agriculture
SPECIAL PURPOSE																								
S80*	●	S	M									M												S80* Open Space
S81																								S81 Ecological Resource Area
S82	●	●	●									M												S82 Extractive
S86	●	●	●	●																				S86 Parking
S87+	●	●	●	●	●	M	M	M	M	M	17		M	M	M	M		M	M	M	M	M	M	S87+ Limited Control
S88+	●	●	●	●	●																			S88+ Specific Plan Area
S90+	●	●	●	●	●						17		M											S90+ Holding Area
S92	●	●	●	●	●						17		M											S92 General Rural
S94+	●	●	●	●	●																			S94+ Transportation & Utility Corridor
SWF																								SWF Solid Waste Facility

Commercial  
continued on next  
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		Enclosed Semi-Enclosed Open	Drive-In	Participant Sports and Recreation	a) Indoor	b) Outdoor	Personal Services	Recycling Collection Facility	a) Small	b) Large	Recycling Processing Facility	a) Light	b) Heavy	c) Wood and Green Materials	Repair Services	Research Services	Retail Sales	a) General	b) Specialty	Scrap Operations	Spectator Sports and Entertainment																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
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- [E] Exceptions to Enclosure Matrix (See Section 6814)

**USE & ENCLOSURE MATRIX**

SUMMARY PREPARED PURSUANT TO SECTIONS 2990 AND 6816

NOTE: This matrix is a summary only. For complete regulations see appropriate sections of The Zoning Ordinance. In case of conflict between the provisions graphically represented in this matrix and the provisions set forth in the text of The Zoning Ordinance, the provisions of The Zoning Ordinance shall apply.

USE TYPES		COMMERCIAL (cont.)										INDUSTRIAL										Use Regulations				
		Enclosed	Semi-Enclosed	Open	Drive-In	Transient Habitation:			Wholesaling, Storage and Distribution			Heavy	Enclosed	Semi-Enclosed	Open	Custom Manufacturing	General Industrial	Heavy Industrial								
1400	See Section 6816	1545								1550				1600	See Section 6816	1610	1620	1630								
RESIDENTIAL																										
RS																				RS Single-Family Residential						
RD																				RD Duplex/Two-Family Residential						
RM										M										RM Multi-Family Residential						
RV										M										RV Variable Family Residential						
RU																				RU Urban Residential						
RMH																				RMH Mobilehome Residential						
RR	●	●	●			M		M		M										RR Rural Residential						
RRO*	●	●	●			M		M												RRO* Recreation-Oriented Residential						
RC	●	m	m				m			M				●			m			RC Residential-Commercial						
COMMERCIAL																										
C30	●			m																C30 Office-Professional						
C31	●			m																C31 Residential/Office Professional						
C32	●			m										●			m			C32 Convenience Commercial						
C34*	●	m	M	m		M	●							●			●			C34* Gen. Commercial/Residential						
C35	●	m	M	m		M	●							●			●			C35 Gen. Comm./Ltd. Residential						
C36	●	m	M	●		M	●			M	M			●			●			C36 General Commercial						
C37	●	●	●	●		M	●			●	8	M		●	●	●	●	15		C37 Heavy Commercial						
C38	●	●	●	●						●	8	M		●	●	●	●	15		C38 Service Commercial						
C40	●	●	●	●		M	●			●	8	M		●	●	●	●	15		C40 Rural Commercial						
C42*	●	●	●	●		●	●	●												C42* Visitor Serving Commercial						
C44	●	●	●	●		M	●													C44 Freeway Commercial						
C46*	●																			C46* Medical Center						
INDUSTRIAL																										
M50	●	m	M	m							8	M		●	m	M	●	14		M50 Basic Industrial						
M52	●	m	M	m		M				●	8	M		●	m	M	●	14		M52 Limited Impact Industrial						
M54	●	●	●	●		M				●	8	14		●	●	●	●	14		M54 General Impact Industrial						
M56+	●	●	●	●						●	●	●		●	●	●	●	●		M56+ Mixed Industrial						
M58	●	●	●	●						●	8	14		●	●	●	●	14	M	M58 High Impact Industrial						
AGRICULTURAL																										
A70	●	●	●			M		M						●	●	m				A70 Limited Agriculture						
A72	●	●	●			M		M						●	●	m				A72 General Agriculture						
SPECIAL PURPOSE																										
S80*	●	S	M																	S80* Open Space						
S81																				S81 Ecological Resource Area						
S82	●	●	●																	S82 Extractive						
S86	●	●	●	●																S86 Parking						
S87+	●	●	●	●		M	M	M		M	M	M		●	●	●	M	M	M	S87+ Limited Control						
S88+	●	●	●	●										●	●	●				S88+ Specific Plan Area						
S90+	●	●	●	●		M		M						●	●	●				S90+ Holding Area						
S92	●	●	●	●		M		M						●	●	m				S92 General Rural						
S94+	●	●	●	●		M								●	●	●				S94+ Transportation & Utility Corridor						
SWF																				SWF Solid Waste Facility						

**MATRIX LEGEND**

- Permitted
- A Permitted by Administrative Permit
- S Permitted by Site Plan
- m Permitted by Minor Use Permit
- M Permitted by Major Use Permit
- P Permitted Only Within Planned Developments of 20 Acres or Larger

- 1-21 Subject to Limitations (See Section 2980)
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USE TYPES				AGRICULTURAL										EXTRACTIVE				Use Regulations		
1700	See Section 6816			1710				1715	1720	1725	1730	1735				1740	1800	1810	1820	
RS	m	m	●					●	●	16								M	RS	Single-Family Residential
RD	m	m	●					●	●	16								M	RD	Duplex/Two-Family Residential
RM	m	m	●					●	●	16								M	RM	Multi-Family Residential
RV	m	m	●					●	●	16								M	RV	Variable Family Residential
RU	m	m	●					●	●	16								M	RU	Urban Residential
RMH	m	m	●					●	●	16								M	RMH	Mobilehome Residential
RR	●	●	●			●	●	●	●	16			M	M				M	RR	Rural Residential
RRO*	m	m	●					●	●	16			M	M				M	RRO*	Recreation-Oriented Residential
RC	m	m	●					●	●	16				M				M	RC	Residential-Commercial
																				COMMERCIAL
C30										16								M	C30	Office-Professional
C31										16								M	C31	Residential/Office Professional
C32	A	A	●			●	m	●	●	16								M	C32	Convenience Commercial
C34*	A	A	●			●	●	●	●	16								M	C34*	Gen. Commercial/Residential
C35	A	A	●			●	●	●	●	16								M	C35	Gen. Comm./Ltd. Residential
C36	A	A	●			●	●	●	●	16								M	C36	General Commercial
C37	A	A	●			●	●	●	●	16							M	C37	Heavy Commercial	
C38	A	A	●			●	●	●	●	16								M	C38	Service Commercial
C40	A	A	●			●	●	●	●	16								M	C40	Rural Commercial
C42*	A	A	●			●	●	●	●	16								M	C42*	Visitor Serving Commercial
C44	A	A	●			●	●	●	●	16								M	C44	Freeway Commercial
C46*	A	A	●			●		●	●	16								M	C46*	Medical Center
																				INDUSTRIAL
M50	A	A	●			●	●	●	●	16			●	●	●			M	M50	Basic Industrial
M52	A	A	●			●	●	●	●	16			●	●	●			M	M52	Limited Impact Industrial
M54	A	A	●			●	●	●	●	16			●	●	●			M	M54	General Impact Industrial
M56+													●	●	●	●			M56+	Mixed Industrial
M58	A	A	●			●	●	●	●	16	M		●	●	●			M	M58	High Impact Industrial
																				AGRICULTURAL
A70	●	●	●			●	●	●	●	16			●	M	M	M	●	M	A70	Limited Agriculture
A72	●	●	●			●	●	●	●	16	M		●	M	M	M	●	M	A72	General Agriculture
																				SPECIAL PURPOSE
S80*	A	A	●			●	●	●	●	16			●					M	S80*	Open Space
S81										M								M	S81	Ecological Resource Area
S82	●	●	●			●	●	●	●	16								M	S82	Extractive
S86																		M	S86	Parking
S87+	●	●	●			●	●	●	●	16	M		●	M	M	M		M	S87+	Limited Control
S88+	●	●	●			●	●	●	●	16			●	M	M	M		M	S88+	Specific Plan Area
S90+	●	●	●			●	●	●	●	16			●					M	S90+	Holding Area
S92	●	●	●			●	●	●	●	16	M		●	M	M	M		M	S92	General Rural
S94+	●	●	●			●	●	●	●	16								M	S94+	Transportation & Utility Corridor
SWF																			SWF	Solid Waste Facility

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